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Queens Community Board 4 - Resolution

RE: ULURP Application No. C 250044 ZMQ - 78-01 Queens Boulevard Rezoning
Akerman/7801 Queens Holding, LLC.

Resolution Opposing the Proposed Rezoning – Adopted on June 10, 2025
The motion was to the approve the ULURP Committee's resolution which was to deny the application.
Vote: 30 in favor of approving the resolution, 2 opposed and 1 abstention

WHEREAS:

Proposed Action and Density: The applicant seeks a zoning map amendment for 78-01 Queens Boulevard (Block 1537, Lots 1, 4, 19, 22 and Block 1538, Lots 10, 7, 4, 1) from an M1-1 manufacturing district to an R7X residential district with a C2-4 commercial overlay, and a text amendment to designate the area as a Mandatory Inclusionary Housing (MIH) zone. This upzoning would facilitate a 13-story, 145-foot tall mixed-use building of approx. 356,000 sq. ft. with 314 dwelling units (173-foot tall to the top of the bulkhead), plus ground-floor retail and a 160-space parking garage and would allow future developments on the adjacent rezoned lots in the new R7X/C2-4 zoning. The proposed R7X zoning (allowing ~6.0 FAR with MIH) represents a drastic increase in density over the current M1-1 (1.0 FAR) and far exceeds the single and two-family homes, low-rise walk up apartment buildings and maximum 70' tall recent multifamily apartment blocks along Queens Boulevard and within the EIS study area in CB4.

The Queens Community Board 4 (QB4) is against such a high-density development that would overwhelm local infrastructure and alter neighborhood character and cast shadows upon the low to midsize dwellings, blocking out the sun, and encourage other developers to propose rezoning to the rest of the M1-1 zone and ultimately the R6 zone to the east to R7X in future actions.

(We also express concern that DCP may not have provided information on non-applicant parcels to The Board. We request that DCP allow the owners of these adjacent non-applicant-owned parcels an opportunity to state in writing whether they wish their properties rezoned.)

Housing Emergency vs. Inadequate Affordability: The 2023 New York City Housing and Vacancy Survey confirms that NYC as a whole has a low rate showing very few available affordable apartments. However, Elmhurst/Corona has an extremely low affordable rental vacancy rate of just 0.88%, the lowest since 1968. This indicates a severe affordable housing shortage and an urgent need for genuinely affordable housing. A vacancy rate at 5% or below enables the State to declare an emergency and enable rent regulations law such as Rent Control and Rent Stabilization to protect the welfare of the public. The majority of the apartments would be free market units not subject to any rent regulations. The developer could charge the highest rents possible. The free-market units would also pertain to the future developments in this rezoning.

Moreover, approximately 79 apartments of the 314 units will be "affordable" under MIH requirements. The 79 units are not all for District 4 residents; under HPD agreement only 20% (16 units) would be allowed for CB4 residents.

The 16 "affordable" units target those making 60% of Area Median Income (AMI) under HUD – a level that is often unaffordable for over 33,000 local residents who make less than $45,000 a year. Those residents are paying 50% or more of their income in rent.

Considering the average household income in 11373 is $75,000-$78,000 for a family of 3, true affordability is 50% AMI. Anything more than 50% AMI is out of reach for our neighbors and in reality, displaces them.

Out of the 16 units, only 6 units fall under 50% AMI. Only 16 out of 314 become accessible to our families and neighbors in our zip code.

The population of Queens Community Board District 4 is approximately 169,000. District 4 Elmhurst/Corona is a low-income district (see Urban Planner's ***report*** attached). The Board finds this affordable housing component woefully insufficient given the scale of the project and the acute affordable housing emergency. The vast majority (235 units) would be market-rate, offering little relief to the community's affordability crisis. Instead, it provides dwellings for higher income earners to move into the area, causing additional gentrification.

Severe School Overcrowding: Queens School District 24, which serves this neighborhood, is one of the most overcrowded school districts in New York City. For years, District 24 schools have operated well above capacity - at roughly 115% of capacity on average as of the mid-2010s - and overcrowding persists today. Local elementary and middle schools are already unable to seat all students comfortably, with many schools using transportable classroom units (trailers) and makeshift spaces to handle overflow. The influx of children from hundreds of new apartments would exacerbate this chronic school overcrowding, further straining classroom space, core facilities, and services for students. (See Urban Planner Consultant reports.)

We find it laughable that the applicant writes that the development and future developments would have no adverse effect to the pedestrian experience. There are significant transportation and pedestrian issues in light of the thousands of students, parents, teachers that concentrate on the vicinity of the development.

CEQR School Impact Analysis Criteria: According to the City Environmental Quality Review (CEQR) Technical Manual guidelines (Community Facilities chapter), a detailed analysis of public school impacts are warranted for any project that would add more than 50 elementary and intermediate school students (or 150 high school students). A development of this size will likely approach or exceed that threshold in added enrollment. The Board is concerned that the environmental assessment for this rezoning did not adequately evaluate school capacity impacts. Any assertion that the rezoning poses "no significant impact" to schools contradicts the lived reality of our overcrowded District 24 classrooms. The Board insists that a full examination of educational impacts should be required, including iron-clad

mitigation commitments to create new school seats if the project proceeds.

Loss of Manufacturing Zone Land and Jobs: The sites in question are presently zoned M1-1 (light manufacturing), a designation that allows industrial and commercial enterprises. Rezoning to residential would permanently eliminate scarce industrially-zoned land in our community. The Board is troubled by the continued erosion of manufacturing districts in Queens - a trend that diminishes opportunities for industrial/creative businesses and the good jobs they provide. While the current use on the site is a bank branch (a commercial use), the M1-1 zoning could accommodate future light manufacturing or other employment-generating uses. Converting the applicant's property and the other properties to exclusively residential use forecloses any future industrial or broad employment use of the site. We note that the CEQR Technical Manual (Socioeconomic Conditions chapter) sets a threshold that projects displacing over 100 employees warrant analysis of socioeconomic impacts. Although the existing businesses on-site may not reach that threshold, the principle stands that land use actions should consider potential job losses and the economic impact of eliminating productive industrial zones. Instead of eliminating this M-Zone, preserve and leverage this M-Zone creating an Industrial Business Zone (IBZ) to serve the community and the community at large. This proposal fails to adequately account for those economic and land use concerns.

Inadequate Environmental Review ("Hard Look"): The Queens Community Board 4 has serious concerns about the environmental review process for this rezoning. The Department of City Planning issued a Negative Declaration for the project on April 4, 2025 concluding that the rezoning would have no significant adverse environmental impacts. This finding is difficult to accept given the likely effects on traffic, transit, parking, air quality, noise, and other quality-of-life conditions as well as the hazardous conditions onsite, that will not be remediated from a development and the future allowed developments of this magnitude. We believe that not all relevant impact areas were fully studied ("taken a hard look" at) during the Environmental Assessment and in the EIS, i.e. the non-applicant parcels which are Block 1537, Lot 1 and Block 1538, Lots 10, 7, 4, 1. In the landmark case H.O.M.E.S. v. New York State Urban Development Corp. (1979), the court held that a negative declaration must be supported by a record showing the lead agency considered all relevant areas of environmental concern - and failure to consider key concerns (for example, traffic impacts) rendered the decision arbitrary and capricious. By analogy to that precedent, among other court cases, The Board finds the environmental review for the 78-01 Queens Blvd rezoning deficient.

Therefore, we request the City take another assessment of the subject property with a "hard look." The standard established by H.O.M.E.S. has not been met. Consequently, proceeding with the rezoning without a full Environmental Impact Statement (EIS) would be irresponsible and legally questionable.

FINAL DETERMINATION:

Recommendation of Disapproval - For all the foregoing reasons, Queens Community Board 4 emphatically OPPOSES ULURP Application C 250044 ZMQ. The Board finds that the proposed rezoning of 78-01 Queens Boulevard and such other properties affected is not in the best interest of the community within proximity of the proposed rezoning nor for Community Board 4 as a whole. The development's excessive density, insufficient affordability, and strain on public infrastructure (especially schools), coupled with the permanent loss of industrial zoning and an inadequate environmental review, compel us to recommend denial of the application. We urge the City Planning Commission and the City Council to reject this rezoning proposal in its current form. The reasons are cited above among others as well as those cited in the Urban Consultant Report, which is attached as well as additional attachments.

RESOLUTION AMENDMENT - With New Information

WHEREAS, the Department of City Planning (DCP) certified the application although no environmental assessments were conducted for the sites not owned by the applicant, nor was there any input from the owners of those sites; this board is deeply concerned. While reviewing the certified application and related documents, we found that **legally enforceable site-control documentation** was missing for the non-applicant parcels, raising serious due-process issues under ULURP rules and *Hell's Kitchen*, *Gordon*, and *Stop-The-Barge*; and

WHEREAS, singling out a private-owner parcel for rezoning to benefit a private developer—allegedly without linking to a broader corridor or district-wide plan—may constitute **spot zoning** under *Rodgers v. Village of Tarrytown*, threatening surrounding properties and compromising the integrity of the neighborhood's industrial zoning; and

WHEREAS, although notice requirements under ULURP §3.015 appear to have been met, **no evidence of enforceable site control** exists for the adjoining parcels, raising significant procedural and due-process concerns; and

WHEREAS, the rezoning proposes converting land zoned for industrial and commercial uses without performing a **CEQR Chapter 4 analysis** of industrial displacement, conflicting with citywide policies, including CEQR and "City of Yes for Economic Opportunity;" and

WHEREAS, the applicant's documentation states that 54% of households in Community District 4 are rent-burdened, yet only 79 of the 314 units (≈ 25%) are income-restricted under MIH—meaning 75% of the units are priced at full market rate and thus unaffordable; additionally, only 20% of the 79 affordable units (16 units) are guaranteed for residents of Queens Community Board 4 per the HPD agreement; and

WHEREAS, under the City of Yes for Housing plan, the **Universal Affordability Preference (UAP)** allows for at least 20% additional floor area *only if* those units are permanently affordable at an average of 60% AMI. However, the owner was asked about UAP at the ULURP meeting and has not committed to offering UAP units—providing substantially less affordability and undermining UAP's policy intent; and

WHEREAS, MIH Option 1, as proposed, does not sufficiently address lower-income households (30–50% AMI) and misses an opportunity to implement **MIH Option 3 ("Deep Affordability")** at 40% AMI;

NOW THEREFORE BE IT RESOLVED, that Queens Community Board 4:

1. **Disapproves** the 78-01 Queens Blvd rezoning application as submitted, because it:
   a) potentially constitutes spot zoning under *Rodgers*;
   b) may be procedurally invalid due to omissions in site-control documentation;
   c) may violate CEQR and city policy by converting industrialized land without analysis; and
   d) fails to provide sufficient affordable housing or use available UAP incentives;
2. **Expresses concern** that DCP may not have provided information on non-applicant parcels to the Board. We request that DCP:
   - verify that site-control documentation (deeds, recorded options, restrictive covenants) is provided for all parcels, or exclude the non-controlled parcels;

- allow the owners of these parcels an opportunity to state whether they wish their properties rezoned. These owners are neither absentee nor uninformed—they live and pay taxes in the community, in some cases as much as $120,000 annually;

3. **Recommends** that, before advancing the application, the following be completed:
   - a **CEQR Chapter 4 land-use analysis** evaluating industrial displacement and possible mitigation;
   - **affordability upgrades**, including:
     • alignment with **UAP goals**, ensuring that all additional floor area created under UAP is permanently affordable at an average of 60% AMI; and
     • consideration of **MIH Option 3** for deeper affordability; and
   - negotiation of a **Community Benefits Agreement** guaranteeing local hiring, union labor, business displacement mitigation, MWBE participation, and long-term affordability safeguards;
4. **Requests**, if site-control or affordability revisions are not made, that DCP:
   - **withdraw** or **recertify** the application before CPC progresses, and
   - that the City Council hold a public hearing on this resolution, conditioning any approval on adherence to the above requirements.

ADOPTED this 10TH day of June, 2025, by Queens Community Board 4.

ENC Enclosure: 79 pages

Paul D. Graziano
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June 9th, 2025

RE: 78-01 Queens Boulevard, Elmhurst – EIS Review for Queens Community Board 4, ULURP Committee

- **Zoning, FAR, Building Height, Mass and Density**: the applicant is proposing to rezone their parcel and others to R7X with a C2-4* commercial overlay to develop 359 units with two other parcels not owned by the developer expected to generate another 146 units. The FAR is a 6.0, which would generate 356,169 sf for the developer's site, and another 157,922 sf for the other two parcels.
  ***In a letter received today by CB4, the developer states that it will be a C2-3 commercial overlay.**

  Details:

  1. **Building Height** - the proposed heights of the buildings – listed as 145' (Site 1), 100' (Site 2) and 110' (Site 3) or 13, 9 and 10 storeys in height are grossly out of proportion with both the existing physical environment on Queens Boulevard at this location and surrounding area and is not actually correct, as the bulkheads of the buildings will reach 173' (Site 1), 130' (Site 2) and 140' (Site 3) in height. In addition, there are inconsistencies throughout the EIS, which refer to the total height as 165' for Site 1 in many instances. Currently, the tallest buildings on Queens Boulevard in proximity are 70' in height in the R6 zone directly to the east. The R7X zone that the applicant occasionally refers to in terms of justifying this proposed rezoning is more than ¼ of a mile away in a different Community Board (CB2) and neighborhood (Woodside). Most buildings nearby are one to three stories or 15' to 35' feet tall (Figure G-5)

  2. **Zoning & FAR** – The proposed change in zoning from M1-1 to an R7X/C2-4 zone is dramatic and excessive. It does not relate to the R6 zone immediately to the east or the R6 equivalent C4-2 zone to the south and is more than ¼ of a mile from the R7X zone in CB2 / Woodside. The potential building heights, massing and density is completely out of scale to new development on Queens Boulevard to the eats, despite the applicant's statements in the EIS to the contrary. In addition, this will set a precedent in the M1-1 zone to rezone other locations to a similar zoning category and ultimately get rid of the zone altogether; it will also set a precedent for the R6 zoning to the east to be changed to a similar zoning category using the justification that it has already been adopted nearby. Most buildings in proximity have FARs far below a 6.0; the vast majority are 1.2 FAR or less. (Figure G-6)

3. **Mass and Density** – Based upon diagrams included in the EIS, the mass and density of the proposed development is several magnitudes compared to even the largest buildings in proximity. In addition, the schematic shown – Figures A-2 and A-3, Proposed Site Plan and Illustrative Massing – only shows the applicants property; it fails to show the corner property's massing, also considered to be a site that will definitely be developed (with a 130' tall building, including bulkhead), so as not give an accurate depiction of what can or will be built at that site in relation to the applicant's property. Before and After Massing, Height and Density illustrations (Figures G-7a through G-10b) also minimize the actual increases that will be perceived by pedestrians or drivers on Queens Boulevard through distorted perspective viewsheds by the applicant's consultant that hide the true effects should these plans come to fruition.

- **Affordability**: the applicant has filed under the Mandatory Inclusionary Housing (MIH)program, resulting in approximately 70-100 units which will be "affordable" out of a total of 359 units for the site controlled by the developers, with approximately 30-50 additional units "affordable" out of the other 146 units that would be built at the two other sites. Very few of the "affordable" units will be earmarked for CB4 residents; the rest will be open to a citywide lottery. The remainder of the units will be rented at market-rate/luxury rates. In addition, it is unclear at which level the MIH will be – 60%, 80% or more. The applicant is making the case that in order to build affordable units, the project must be scaled to an R7X zone. The applicant has specifically chosen not to include the new Universal Affordability Preference (UAP) passed under the City of Yes for Housing Opportunity (COYHO) that would require a higher percentage of affordable units in exchange for additional density and height.

- **Open Space**: The amount of publicly-accessed private open space included in the applicant's project is miniscule – a little more than 5,000 sf in relation to a development of over 350,000 sf. The applicant's inclusion of this open space is meant to respond to the overwhelming need for public open space in Elmhurst, which is one of the neighborhoods most deficient in New York City. By the admission of the EIS, the area will continue to lose open space at an even faster rate should this rezoning be approved (Tables F-7 and F-8).

- **Hazardous Materials**: As with many industrial areas in New York City, the parcels under consideration have a history of contamination. While the applicant has "voluntarily" placed an E-Designation on the development site – which will travel with the deed and property – this was done to respond to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) which, had they not "volunteered" to do this, the EIS would have had to go through a more rigorous process. Note: None of the other properties in question that the EIS assumes will be developed by 2030 (the other development sites with a proposed 146 residential unit count and another potential site as described) have been tested for hazardous materials despite being in a manufacturing zone with a history of contamination. E-Designations have been recommended by the EIS for those properties as well.

- **Schools**: The school utilization statistics provided in the EIS by the applicant which are directly taken from data supplied by the New York City Department of Education make absolutely no sense. Community Board 4 has had some of the most crowded schools in the city for decades. It is simply an impossibility that the elementary schools listed in the EIS would drop from 98.1% to 68.0% utilization between 2024 and 2030 (Tables E-2 and E-5).

Recommendations:

1. **Retain the M1-1 Zoning and Create an Industrial Business Zone.** The 3.5 million square feet/19-block area that the proposed rezoning is taking place is the only large area of Community Board 4 dedicated to manufacturing and industrial uses. Rather than dismembering this part of Elmhurst to allow yet more high-density development, it is critical to bolster large-scale economic activity in the few places where it can still occur. As stated previously, should this rezoning be approved, there will be additional

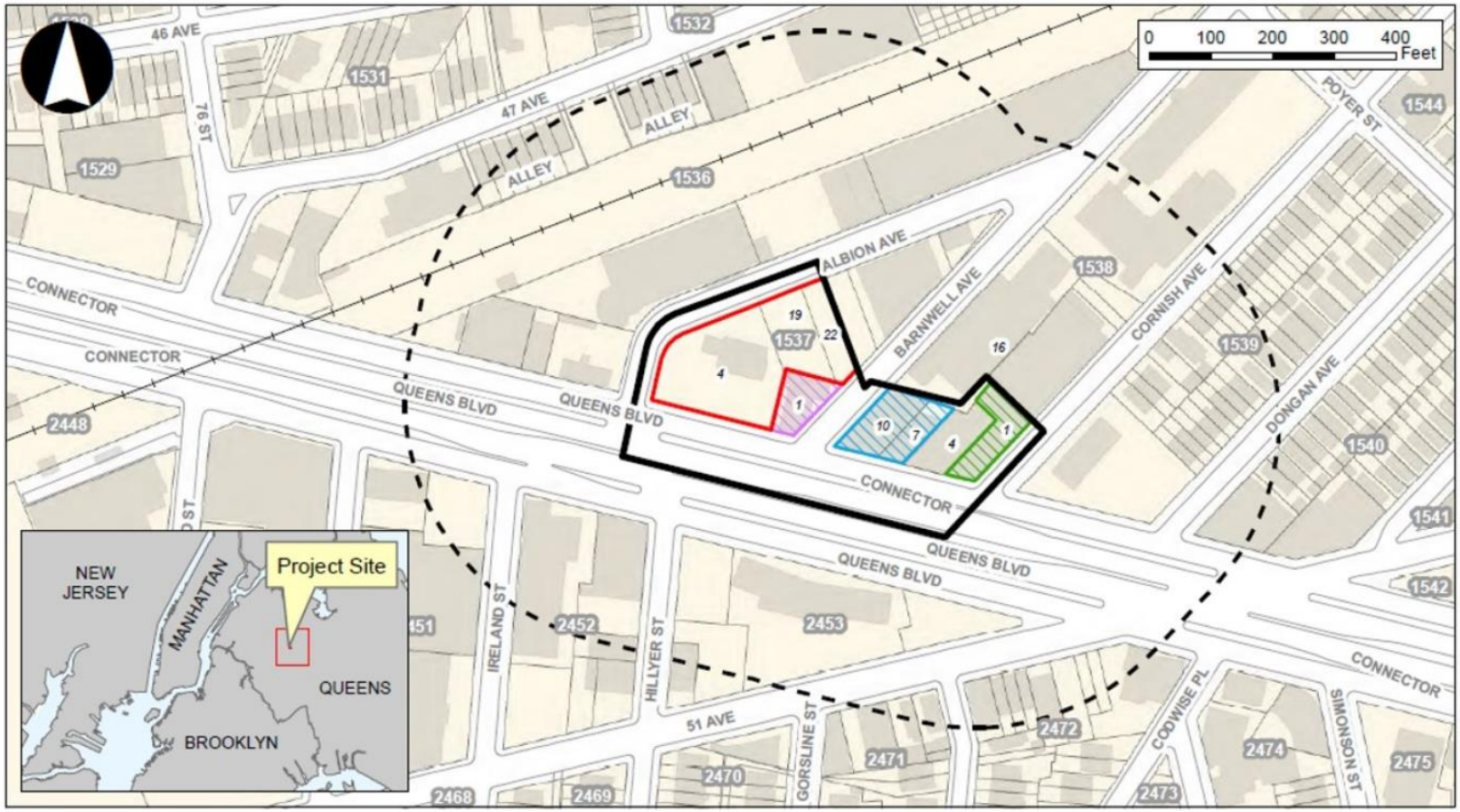
2. **Any Rezoning Should Reflect the Actual Profile of the Surrounding Community**. The applicant's proposed rezoning is wildly out of scale to the development immediately adjacent and within a 400' radius (the study area) of the parcels in question. The zoning that surrounds this area is R4, R5 and R6 zoning. It stands to reason that proposing an R6 rezoning that is adjacent to existing R6 (and equivalent C4-2) zoning would make much more sense, as the FAR, realistic height maximums and overall unit count would be more comparable.

3. **Real permanent affordable housing is important**. Since its inception, the amount of affordable housing at New York City AMI levels has not moved the needle on actual affordability for New York City residents. In fact, it has been well documented that as MIH developments are built, the market-rate and luxury units associated with them overwhelm whatever affordability is baked into that particular development, resulting in increased gentrification far beyond that project itself. Should a rezoning occur, it should be at the prevailing zoning adjacent to the rezoning area; should include MIH requirements; and, should additional height or bulk be requested, should be part of the UAP program requiring deep affordability with additional units in exchange for greater height, more FAR and higher density.

4. **Real amenities, including meaningful open space, are necessary**. The applicant's inclusion of a pittance of publicly accessed privately-owned open space will not make a difference in Elmhurst, which is starved for meaningful open space. While it is part of the EIS process, it is revealed that part of that open space calculation for this proposed rezoning is the Queens Boulevard bike lane. While this is "open space" according to SEQRA and CEQR, it is not *meaningful* open space for the residents of Elmhurst. Neither is a small parcel incorporated into the proposed building complex that really only serves to enhance the development itself as an amenity that will allow the owner to charge higher rents for the market-rate units.

Submitted by:

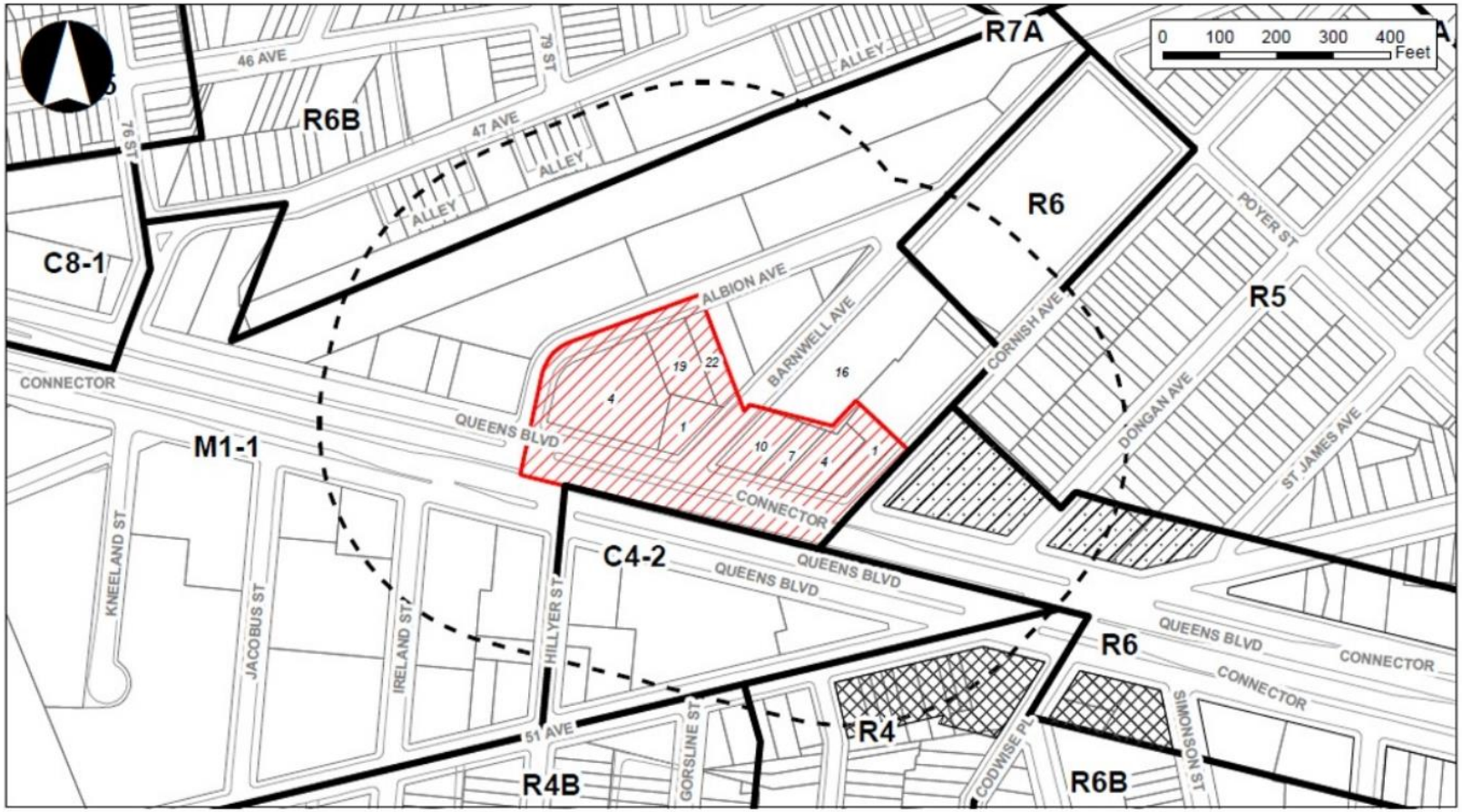
Paul Graziano, Principal
Associated Cultural Resource Consultants



Legend

- Proposed Rezoning Area
- 400-Foot Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- LIRR: Port Washington Branch
- Existing Buildings
- 1537 Blocks
- 4 Lots

Figure 1
Project Site Location

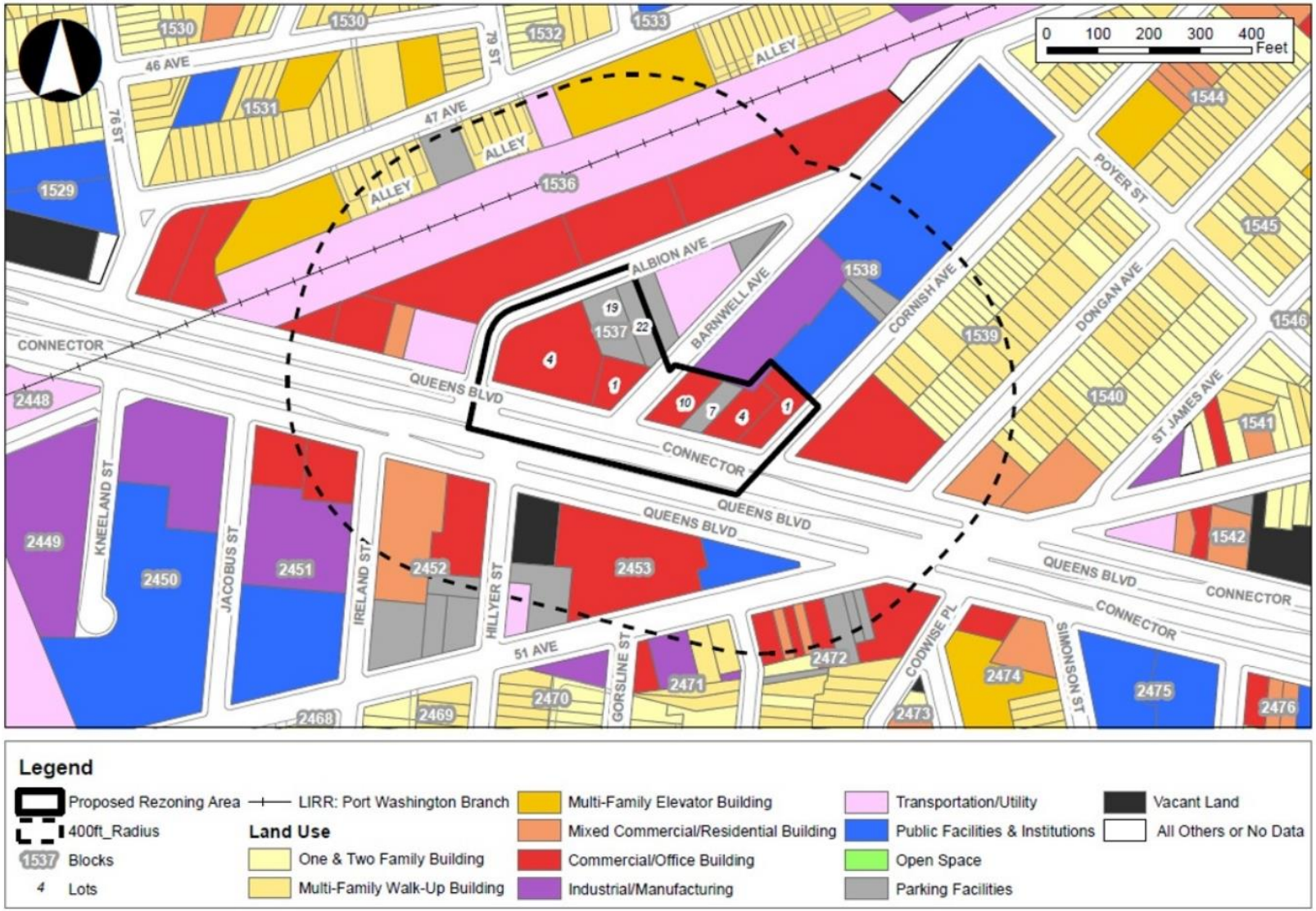


Legend

- Proposed Rezoning Area
- 400-ft Radius
- M1-1 Zoning District
- C1-2
- C2-3
- 4 Lots

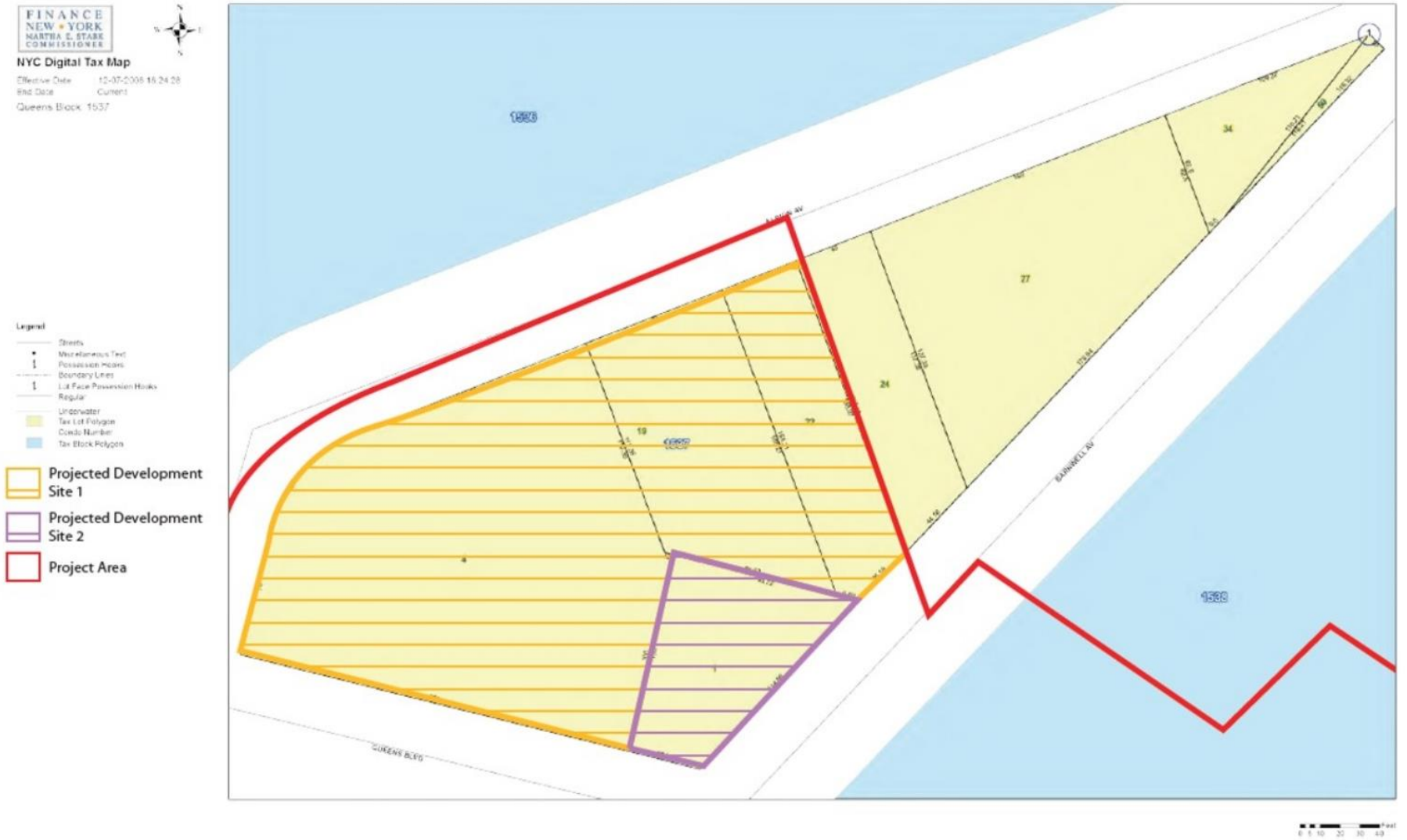
78-01 Queens Boulevard Rezoning

Figure 2
Existing Zoning



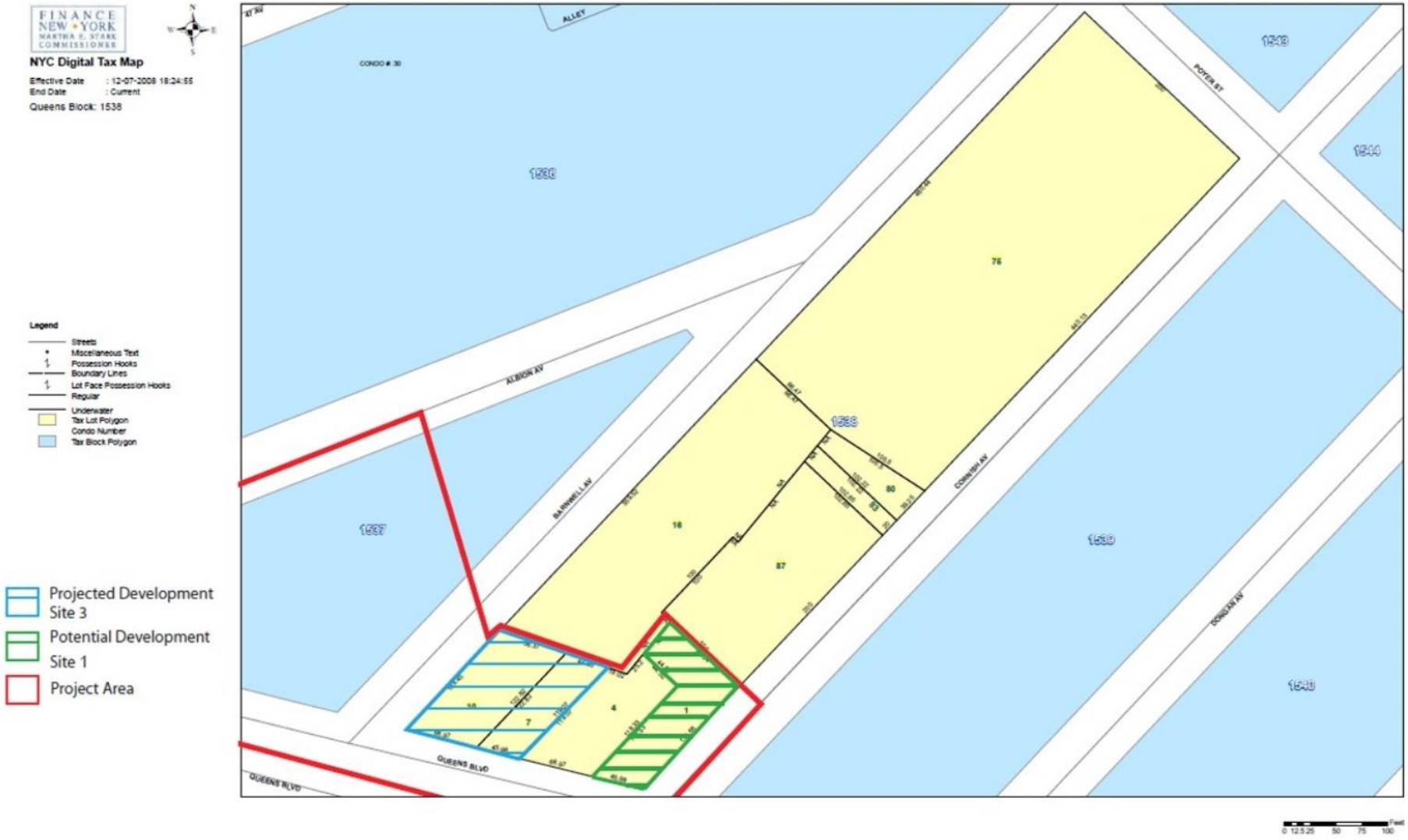
78-01 Queens Boulevard Rezoning

Figure 3
Land Uses



78-01 Queens Boulevard Rezoning

Figure 4a
Tax Maps Block 1537



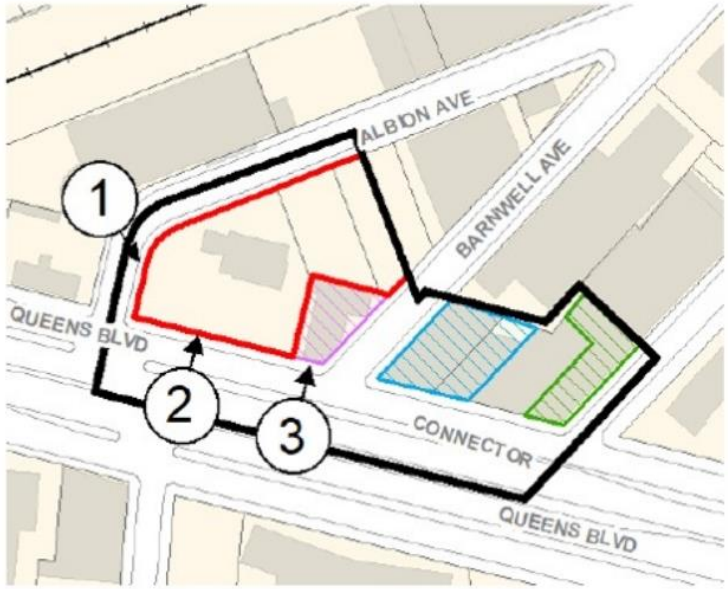
78-01 Queens Boulevard Rezoning

Figure 4b
Tax Map Block 1538

1. View of Projected Development Site 1 from Albion Ave.

2. View of Projected Development Site 1 from Queens Blvd.

3. View of Projected Development Site 2 from Queens Blvd.

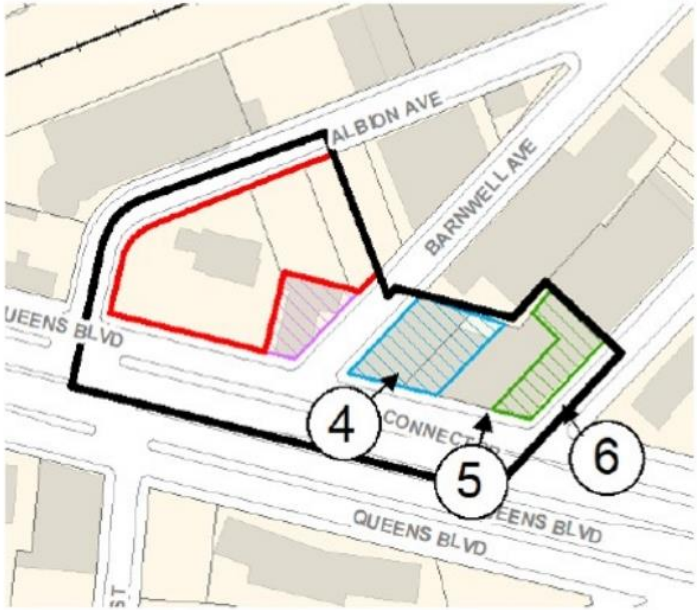


Photos courtesy of Urban Cartographics

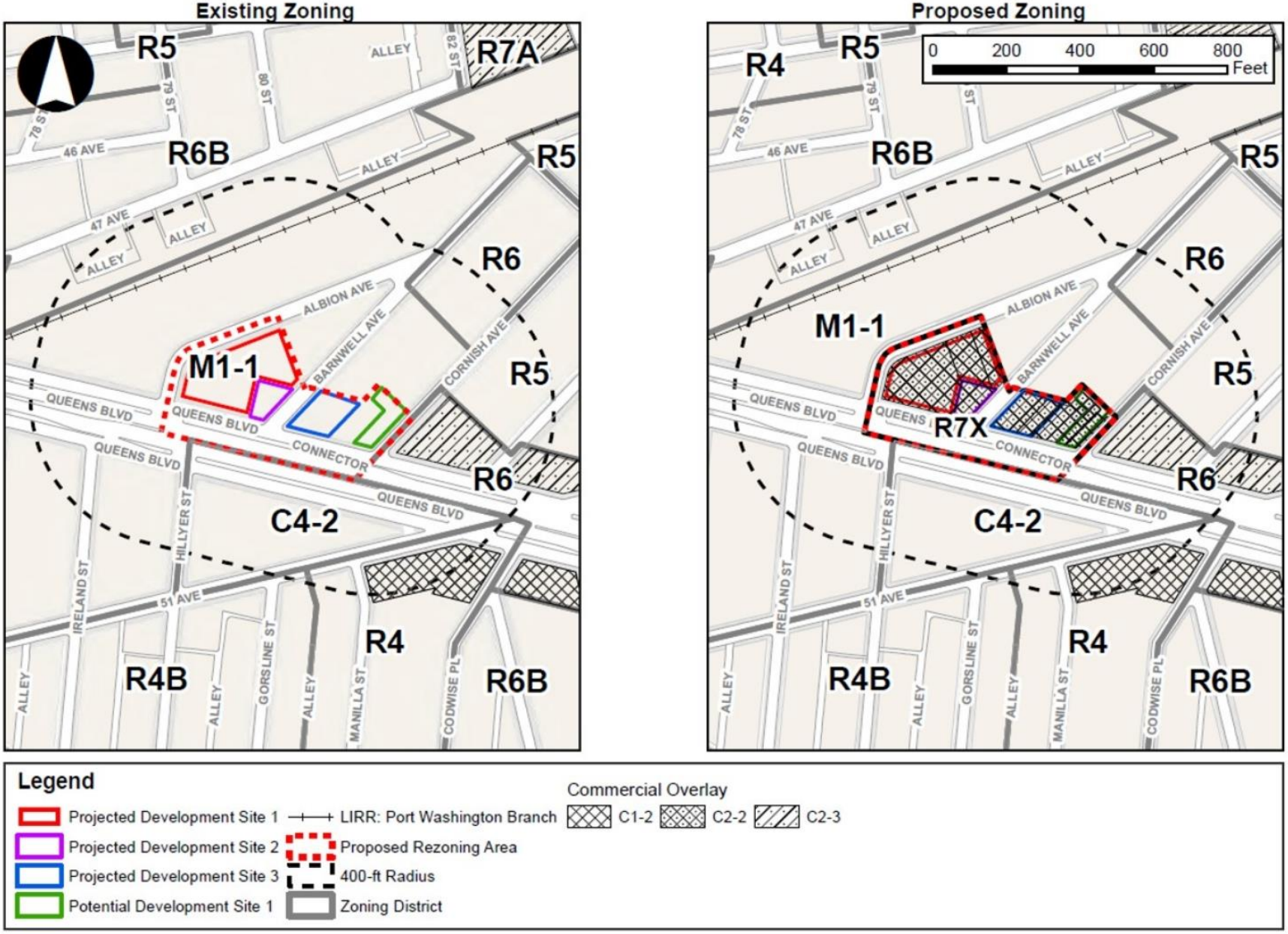
4. View of Projected Development Site 3 from Albion Ave.

5. View of Lot 4 from Queens Blvd.

6. View of Potential Development Site 1 from Queens Blvd.



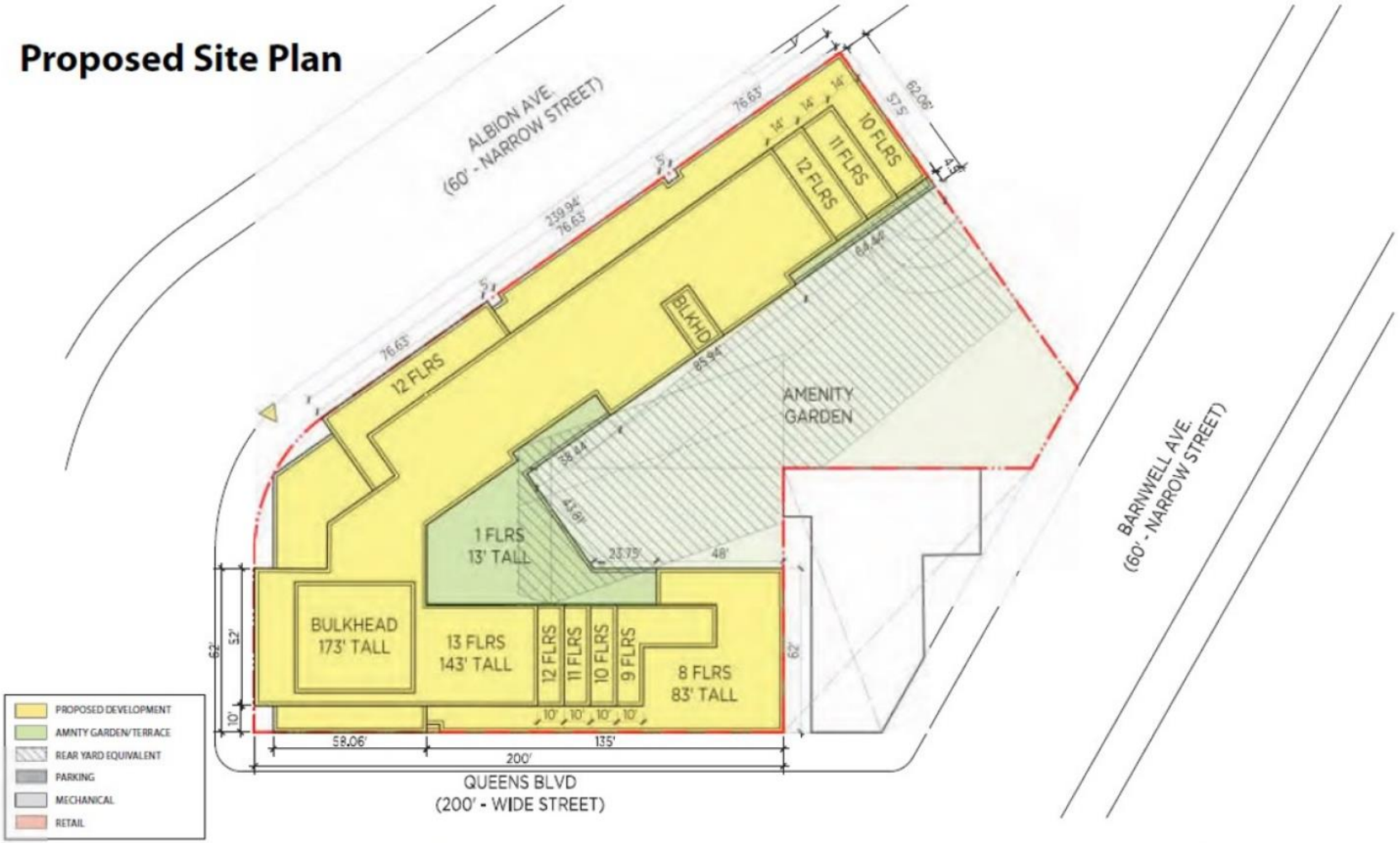
Photos courtesy of Urban Cartographics



78-01 Queens Boulevard Rezoning

Figure A-1
Existing & Proposed Zoning

Proposed Site Plan



For illustrative purposes only

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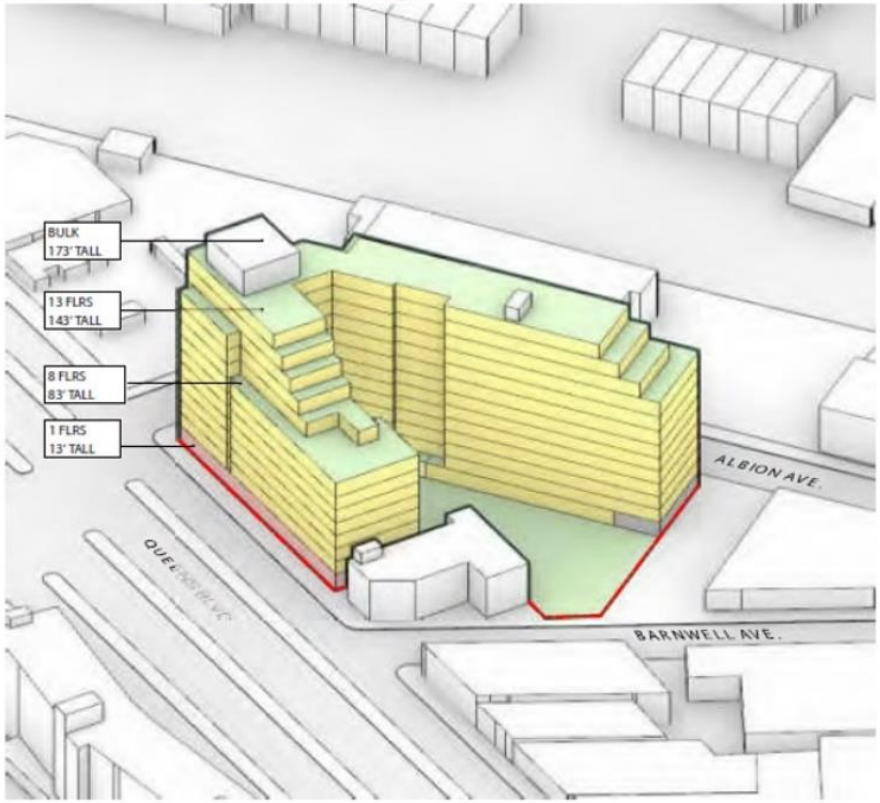
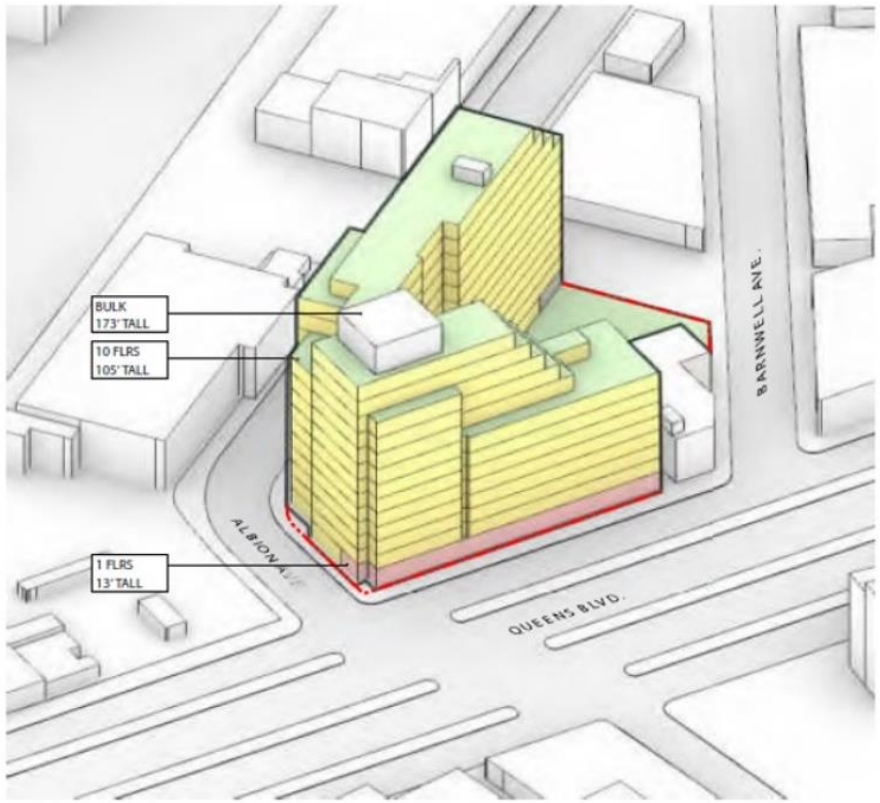
Figure A-2
Projected Development Site 1: Proposed Site Plan

Illustrative Massing



SOUTHEAST VIEW



SOUTHWEST VIEW

PROPOSED DEVELOPMENT
AMNTY GARDEN/TERRACE
REAR YARD EQUIVALENT
PARKING
MECHANICAL
RETAIL

For illustrative purposes only

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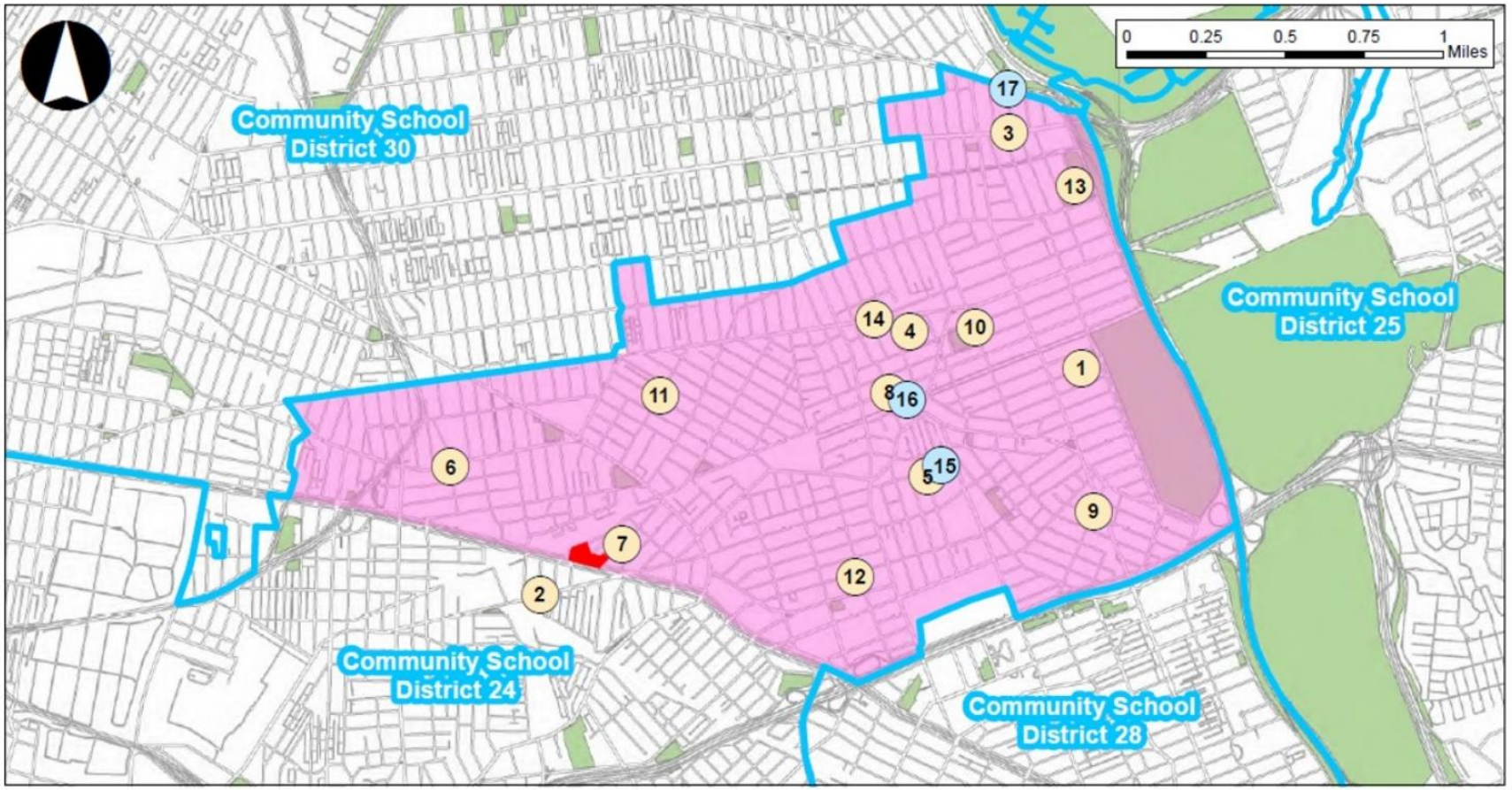
Figure A-3
Projected Development Site 1: Applicant's Proposed Massing



78-01 Queens Boulevard Rezoning

Figure E-1
Public Schools within the Study Area

1. View looking southeast to Projected Development Site 1 from the west side of Albion Avenue.

2. View looking north along the east sidewalk on Albion Avenue adjacent to Projected Development Site 1. The drive thru for the bank is visible on the right.

3. View looking northeast to Projected Development Site 1 at the intersection of Queens Boulevard and Albion Avenue from the bikeway on Queens Boulevard.

4. View looking north to the existing curb cut along Queens Boulevard at Projected Development Site 1 from the bikeway on Queens Boulevard.

5. View looking east on Queens Boulevard. Projected Development Site 1 is on left. Projected Development Site 2 visible in background.

6. View looking northwest to Projected Development Site 2 from Queens Boulevard bikeway.

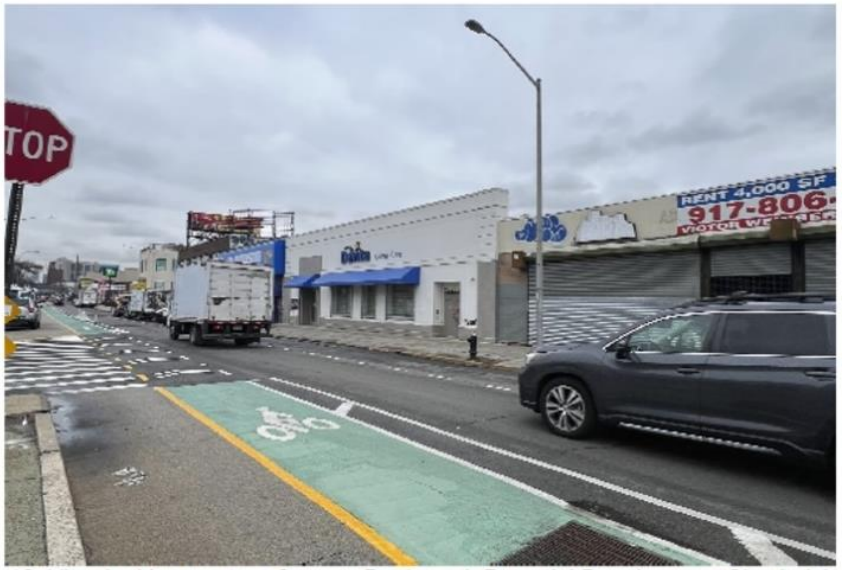
7. View looking west on Queens Boulevard from bikeway. Projected Development Site 2 is visible on right.

8. View looking south on the west sidewalk of Barnwell Avenue. Projected Development Site 2 is visible on right and Projected Development Site 3 visible on left.

9. View looking east to Projected Development Site 3 from west side of Barnwell Avenue.

10. View looking northeast to Projected Development Site 3 from bikeway on Queens Boulevard.

11. View looking northwest from bikeway on Queens Blvd. Projected Development Site 3 visible in background/Potential Development Site 1 in foreground.



12. View looking west on Queens Boulevard. Potential Development Site 1 visi -ble on right. Bikeway and pedestrian walkway visible in foreground.

78-01 Queens Boulevard Rezoning

Figure G-3c

Primary Study Area- Projected Development Site 3 and Potential Development Site 1

13. View looking southeast on Queens Blvd at the intersection with Barnwell Ave. The Pan American Hotel is located in the background.

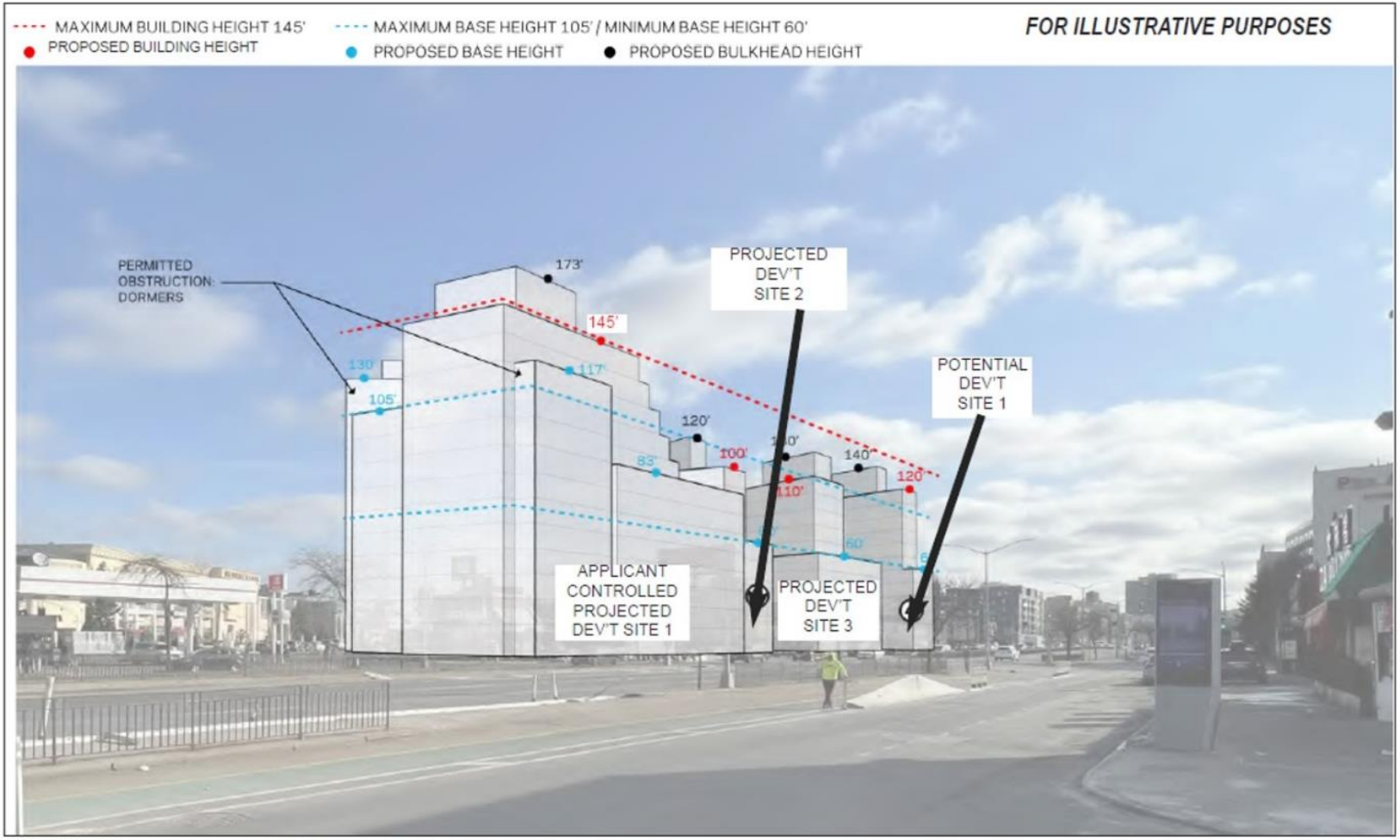
14. View looking west on Queens Blvd at the intersection with Albion Ave. A gas service station visible on the left.

15. View of the south side of Queens Blvd facing southwest from Site 1. Retail and commercial uses located in the photo.

16. View of Albion Ave. facing northeast from Queens Blvd with Site 1 to the right. A wedding venue/catering hall in the background of photo.

VIEW 1- Looking northeast to the projected development sites on the north side of Queens Boulevard from Ireland Street.

Pedestrian Viewpoint Perspectives



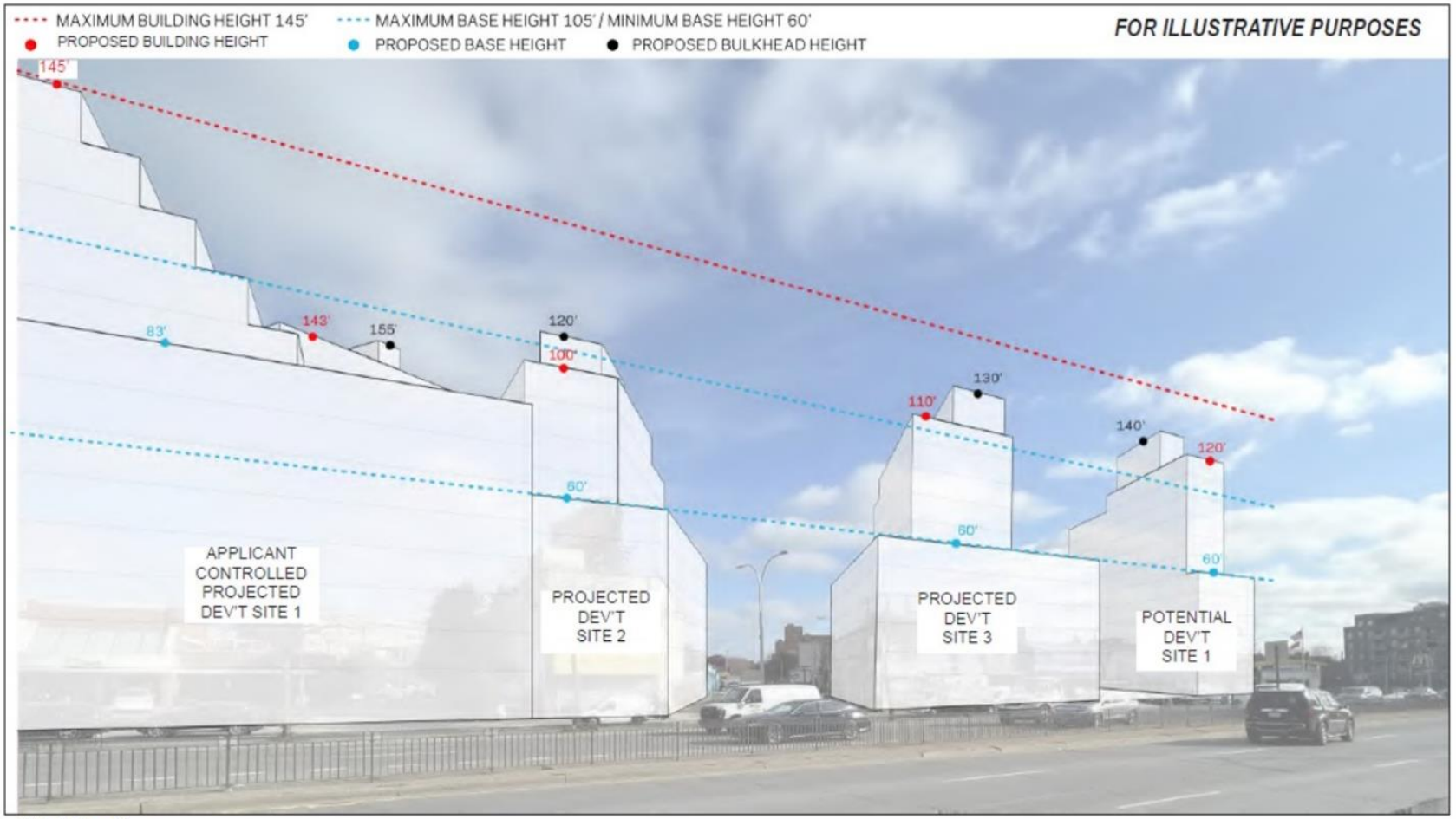
With-Action View

Massing Perspective Prepared by:
fxcollaborative

VIEW 1- Looking northeast to the projected development sites on the north side of Queens Boulevard from Ireland Street.

VIEW 2- Looking north along Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.

Pedestrian Viewpoint Perspectives



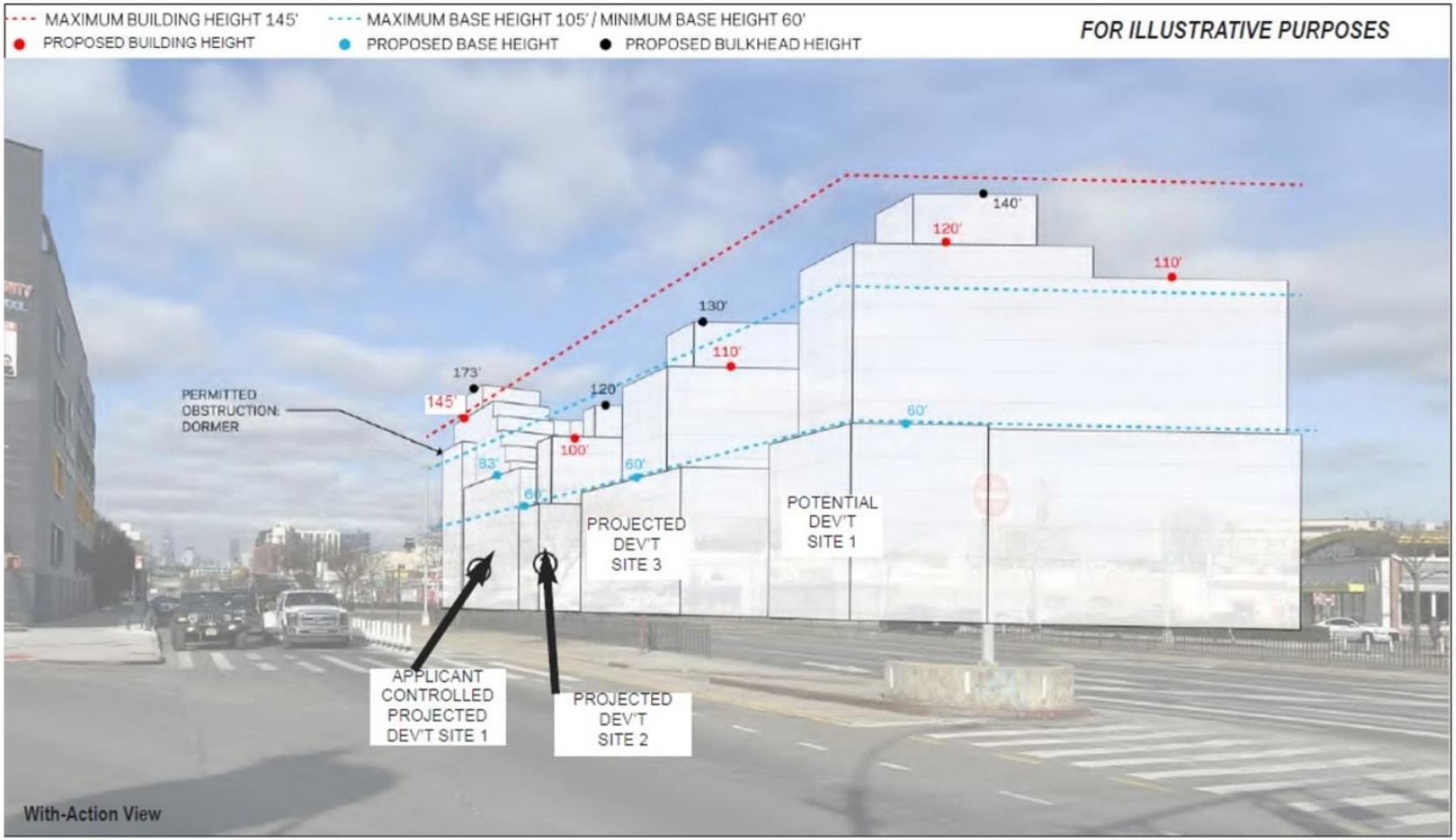
With-Action View

Massing Perspective Prepared by: fxcollaborative

VIEW 2- Looking north along Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.

Pedestrian Viewpoint Perspectives

VIEW 3- Looking northwest to the projected development sites on the north side of Queens Boulevard from 51st Ave.



Massing Perspective Prepared by:
fxcollaborative

VIEW 3- Looking northwest to the projected development sites on the north side of Queens Boulevard from 51st Avenue.

Pedestrian Viewpoint Perspectives

VIEW 4- Looking south along Albion Avenue at Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.

With-Action View

Massing Perspective Prepared by: fxcollaborative

VIEW 4- Looking south along Albion Avenue at Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.

TABLE A-1: Comparison of Maximum FAR for the Existing and Proposed Zoning in the Proposed Rezoning Area

	Existing Zoning- M1-1	Proposed Zoning- R7X/C2-4
Residential	N/A	6.0 with MIH
Community Facility	2.4	6.5
Commercial	1.0	2.0 (C2-4 overlay)
Manufacturing	1.0	N/A

Source: *Zoning Resolution of the City of New York.*

TABLE A-2: With-Action Development Scenarios for Projected Development Sites

	Block	Lot(s)	Lot Area (SF)	Residential		Commercial (GSF)	Residential Parking Spaces [2]	Commercial Parking Spaces	Parking SF	Total Mixed-Use Building (SF)	Max. Building Height (FT)[1]
				GSF	DUs						
Projected Development Site 1	1537	4 19 22	45,526	305,297	359	10,023	135	25	40,849	356,169	145
Projected Development Site 2	1537	1	6,556	45,416	53	3,000	0	0	0	48,416	100
Projected Development Site 3	1538	7 10	12,385	79,276	93	6,000	35	0	24,230	109,506	110
Total			**64,467**	**429,989**	**505**	**19,023**	**170**	**25**	**65,079**	**514,091**	

Notes:

[1] Based on the lot dimensions for Projected Development Sites 2 and 3; each of these sites would not be expected to reach the maximum height permitted by the requested R7X district (145-feet).

[2] The RWCDS assumes that up to 160 off-street accessory parking spaces could be provided at the Applicant-controlled Projected Development Site 1 and up to 35 off-street accessory parking spaces could be provided at the non-Applicant controlled Projected Development Site 2 on a voluntary basis.

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[2] Based on the lot dimensions for Potential Development Site 1, this site would not be expected to reach the maximum height permitted by the requested R7X district (145-feet).

TABLE A-3: Comparison of No-Action and With-Action RWCDS

Use	No-Action	With-Action	Increment
Residential			
Dwelling units (DUs)	0 DUs	505 DUs	+505 DUs
Affordable units	0 DUs	102-152 DUs [1]	+102 to 152 DUs
Gross Square Footage (GSF)	0 GSF	429,989 GSF	+429,989 GSF
Commercial (GSF)	34,443 GSF	19,023 GSF	- 15,420 GSF
Parking			
Parking Spaces	42	195[2]	+ 153
Parking SF	32,500 SF	65,079 SF	+32,579 SF
Population/Employment	**No-Action**	**With-Action**	**Increment**
Residents [3]	0	1,581	+1,581
Workers [3]	94	81	-13

Notes: [1] The number of affordable housing units is contingent upon which MIH Option is mapped.

[2] The RWCDS assumes that up to 160 off-street accessory parking spaces could be provided at the Applicant-controlled projected development site on a voluntary basis.

[3] Estimated residents are based on an average household size of 3.13 persons per household (consistent with 2020 Census data for the Elmhurst NTA); employees assume one retail worker per 333-gsf, one automotive worker per 1,000-gsf and one residential worker per 25 DU.

TABLE B-1: Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions			X
Community Facilities			X
Open Space			X
Shadows		X	
Historic & Cultural Resources		X	
Urban Design & Visual Resources			X
Natural Resources	X		
Hazardous Materials		X	
Water and Sewer Infrastructure			X
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians			 X X X
Air Quality - Mobile Sources - Stationary Sources			 X X
Greenhouse Gas Emissions	X		
Noise			X
Public Health	X		
Neighborhood Character		X	
Construction			X

TABLE C-1: Existing Land Uses in the Secondary Study Area

Land Use	Number of Lots[1]	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	42	50.0%	162,927	16.4%	219,474	23.2%
One & Two Family Buildings	*14*	*16.7%*	*28,778*	*2.9%*	*26,479*	*2.8%*
Multi-Family Walkup Buildings	*26*	*31.0%*	*74,458*	*7.5%*	*89,000*	*9.4%*
Multi-Family Elevator Buildings	2	*2.4%*	59,691	*6.0%*	103,995	*11.0%*
Mixed Commercial/Residential Buildings	5	6.0%	47,971	4.8%	84,839	9.0%
Commercial/Office Buildings	14	16.7%	259,102	26.0%	243,752	25.8%
Industrial/Manufacturing	3	3.6%	74,771	7.5%	70,305	7.4%
Transportation/Utility	5	6.0%	273,153	27.4%	22,414	2.4%
Public Facilities & Institutions	3	3.6%	121,339	12.2%	301,716	32.0%
Open Space	0	0.0%	0	0.0%	0	0.0%
Parking Facilities	11	13.1%	46,299	4.6%	1,788	0.2%
Vacant Land	1	1.2%	10,329	1.0%	0	0.0%
All Others/No Data	0	0.0%	0	0.0%	0	0.0%
Total	**84**	**100.0%**	**995,891**	**100.0%**	**944,288**	**100.0%**

Source: NYC Department of City Planning (DCP) (PLUTO 2023 v1)

[1] Total number of lots excludes those within the Project Area.

TABLE C-2: Existing Zoning within the Secondary Study Area Lots

Zoning	Maximum FAR	Number of Lots[1]	Percentage of Total Lots	Lot Area	Percentage of total
R4	1.5	11	13.1%	48,334	4.9%
R4B	1.5	1	1.2%	8,272	0.8%
R5	2.0	25	29.8%	62,369	6.3%
R6	3.9	3	3.6%	135,454	13.6%
R6B	2.4	17	20.2%	106,637	10.7%
M1-1	1.0	22	26.2%	554,031	55.6%
C4-2	3.9 (R6 equivalent)	5	6.0%	80,794	8.1%
Lots within Commercial Overlays					
C1-2	1.0 (in R1-R3) or 2.0 (in R4-R10)	9	10.7%	40,118	4.0%
C2-3	1.0 (in R1-R3) or 2.0 (in R4-R10)	3	3.6%	47,283	4.7%

Source: NYC Department of City Planning (DCP)

[1] Total number of lots excludes those within the Project Area.

TABLE C-4: Comparison of Maximum FAR for the Existing and Proposed Zoning in the Proposed Rezoning Area

	Existing Zoning	Proposed Zoning
Zoning District	**M1-1**	**R7X/C2-4,**
Residential	N/A	6.0 with MIH
Community Facility	2.4	5.0
Commercial	1.0	2.0 (C2-4 overlay)
Manufacturing	1.0	N/A

Source: *Zoning Resolution of the City of New York.*

TABLE D-1: Household Income Characteristics in the Study Area, Queens, and New York City [1]

	Median Household Income			Mean Household Income		
	2006-2010 ACS	2018-2022 ACS	Percent Change	2006-2010 ACS	2018-2022 ACS	Percent Change
Half Mile Study Area	$58,804	$64,689	N/A[2]	$77,411	$85,034	N/A[2]
Queens	$74,604	$82,431	10.5%	$94,732	$109,287	15.4%
New York City	$67,850	$76,607	12.9%	$105,106	$122,667	16.7%

Sources: Bureau of the Census, 2018-2022 Five-Year ACS Estimates, as reported on DCP's Population Factfinder in May 2024.

Notes:

1. Statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
2. For the study area, neither the directionality of change nor the percentage change could be reported for the area's median and mean annual household incomes.

TABLE D-2: Household Income Distribution in the Study Area, Queens, and New York City (2018-2022)[1]

Total Households		Households Earning Less than $25,000[2]		Households Earning $25,000 to $49,999		Households Earning $50,000 to $99,999		Households Earning $100,000 to $199,999		Households Earning $200,000 or more	
		#	%	#	%	#	%	#	%	#	%
Half Mile Study Area	20,063	3,113	15.5%	4,017	20.0%	7,692	38.8%	3,971	19.8%	1,270	6.3%
Queens	816,859	117,943	14.4%	131,078	16.0%	228,850	28%	237,790	29.1%	101,198	12.4%
New York City	3,282,804	655,649	20.0%	515,571	15.7%	800,254	24.3%	799,063	24.3%	512,267	15.6%

Source: US Census Bureau, 2018-2022 Five-Year Estimates via NYC Population FactFinder in May 2024.

Notes:

1. The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
2. For the study area, the number and percentage of households earning under 15,000 was not statistically reliable.

TABLE D-3: Planned No-Action Residential Developments and Estimated Residential Population to be introduced to the Study Area by 2030*

½-Mile Study Area	New DUs	Occupied DUs	Additional Residents
Active DOB Permits as of 12/31/23	694	658	2,059
Active DOB Filings as of 12/31/23	335	320	1,001
Queens Boulevard MIH Text Amendment	418	396	1,239
Total No-Action Residential Development	***1,447***	***1,374***	***4,299***

Notes: *Population estimates are based on 2020 Census data. Population estimates assume the Elmhurst NTA average household size of 3.13 and the study area's rental vacancy rate of 5.16 percent.

Source: DCP Housing Database: Project-Level Files for the 4th Quarter of 2023, as of 4/2024, Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

TABLE D-4: 2024 New York City Area AMI

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	130% of AMI
1	$32,610	$43,480	$54,350	$65,220	$86,960	$108,700	$141,310
2	$37,290	$49,720	$62,150	$74,580	$99,440	$124,300	$161,590
3	$41,940	$55,920	$69,900	$83,880	$111,840	$139,800	$181,740
4	$46,590	$62,120	$77,650	$93,180	$124,240	$155,300	$201,890

Source: HPD, https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page

TABLE D-5: Estimated Household Incomes for the Proposed Market-Rate Units

Unit Type	Number of Apartments Listed[1]	Third Quartile Asking Rent[1]	Estimated Monthly Income[2]	Estimated Yearly Income[2]
Studios	11	$2,272	$7,575	$90,900
1-Bedrooms	25	$2,300	$7,667	$92,000
2-Bedrooms	18	$3,896	$9,654	$115,850
3+ Bedrooms	76	$3,693	$12,309	$147,710
Estimated Weighted Average[3]		**$3,000**	**$10,000**	**$120,000**

Source: Elliman.com, Zumper (http://zumper.com), Trulia (http://trulia.com) Street Easy, http://streeteasy.com/, and apartments.com, accessed in February 2024.

Notes:

1. Represents the number of apartments listed and the third quartile rent based on February 2024 market listings in Elmhurst, Woodside, Maspeth, Middle Village, Jackson Heights, and Rego Park neighborhoods.
2. Household incomes were imputed using HUD's 30 percent guideline and were rounded to nearest tenth.
3. The proposed market-rate units weighted average incomes were calculated, assuming a similar mix of unit types as currently available in the study area based on recent rental listings. Both the recent rental listings and 2017-2021 ACS Housing data averaged 2 bedrooms per unit.

TABLE D-6: Study Area Residential Population Estimates

	2020 Census		Completed Projects between 4/1/2020 and 12/31/2023			Estimated 2023 Population
	DUs	Residents	Net New DUs	Estimated Occupied DUs	Estimated New Population	
Study Area	21,532	63,425	1,173	1,112	3,482	66,907

Source: US Census Bureau, 2020 Census and DCP Housing Database: Project-Level Files for the 4th quarter of 2023, as of 4/2024

TABLE D-7: Estimated Study Area Population in the Future Without and With the Proposed Actions

Existing Population	2030 No-Action Condition Population	2030 With-Action Condition Population*	Percent Change in No-Action and With-Action Population
66,907	71,206	72,787	2.22%

Note: *The estimated number of action-generated residents assumes 100 percent occupancy and 3.13 persons per DU for residential units (based on 2020 average household size for the Elmhurst NTA).

TABLE E-1

Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	More than 50 or more elementary/intermediate school students or 150 or more high school students.
Libraries	More than five percent increase in ratio of residential units to libraries in the borough.
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood where none existed before.
Child Care Centers (Publicly Funded)	More than 20 eligible children under age six based on the number of low- to moderate-income units.
Fire Protection	Introduction of a sizeable new neighborhood where none existed before.
Police Protection	Introduction of a sizeable ne neighborhood where none existed before.

Source: 2021 *CEQR Technical Manual.*

TABLE E-2

CSD 24, Sub-District 1 Elementary School Enrollment, Capacity, & Utilization for the 2022-2023 Academic Year

Map No.[1]	School Name	Address	Org. Level	Enrollment	Target Capacity [2]	Available Seats	Utilization
1	P.S. 28 (ECC)	109-10 47th Avenue	PS	317	326	9	97.2%
2	P.S. 7 - 51st Avenue Academy [3]	76-05 51st Avenue	PS	280	435	155	64.4%
3	P.S. 330	110-08 Northern Boulevard	PS	498	444	-54	112.2%
4	P.S. 307	40-20 100th Street	PS	732	610	-122	120.0%
5	P.S. 298	50-51 98th Street	PS	813	730	-83	111.4%
6	P.S. 12	42-00 72nd Street	PS	865	790	-75	109.5%
7	P.S. 7	80-55 Cornish Avenue	PS	922	924	2	99.8%
8	The Tiffany School	43-18 97th Place	PS	856	938	82	91.3%
9	P.S. 14	107-01 Otis Avenue	PS	1,063	1,020	-43	104.2%
10	P.S. 16	41-15 104th Street	PS	1,060	1,102	42	96.2%
11	P.S. 89	85-28 Britton Avenue	PS	1,242	1,176	-66	105.6%
12	P.S. 13	55-01 94th Avenue	PS	1,016	1,202	186	84.5%
13	P.S. 143	34-55 112th Street	PS	1,448	1,544	96	93.8%
14	P.S. 19	40-10 99th Street	PS	1,655	1,767	112	93.7%
		CSD 24, Sub-District 1 Elementary School Totals		***12,767***	***13,008***	***241***	***98.1%***

Notes:

[1] Refer to **Figure E-1**.

[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8 and is used by the DOE for capital planning purposes.

[3] The 51st Avenue Academy is affiliated with P.S. 7 and serves grades 4 to 5, whereas P.S. 7 at 80-55 Cornish Avenue serves grades Pre-K to 3.

Source: DOE, *Enrollment – Capacity – Utilization Report 2022-2023 School Year*.

TABLE E-3
CSD 24, Sub-District 1 Intermediate School Enrollment, Capacity, & Utilization for the 2022-2023 Academic Year

Map No.[1]	School Name	Address	Org. Level	Enrollment	Target Capacity [2]	Available Seats	Utilization
15	I.S. 61	98-50 50th Avenue	IS	2,097	2,169	72	96.7%
16	Corona Arts and Sciences Academy	98-11 44th Avenue	IS	746	773	27	96.5%
17	I.S. 419	111-12 Astoria Boulevard	IS	190	526	336	36.1%
CSD 24, Sub-District 1 Intermediate School Totals				***3,033***	***3,468***	***435***	***87.5%***

Notes:

[1] Refer to **Figure E-1**.

[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8 and is used by the DOE for capital planning purposes.

Source: DOE, *Enrollment – Capacity – Utilization Report, 2021-2022 School Year.*

TABLE E-4
Estimated 2030 Study Area No-Action Elementary & Intermediate School Enrollment

Study Area	School Level	Projected No-Action Enrollment [1]	Students Introduced by No-Action Residential Development [2]	Total No-Action Enrollment
CSD 24, Sub-District 1	Elementary School Students	8,039	811	8,850
	Intermediate School Students	1,959	267	2,226

Notes:

[1] Enrollment Projections 2021-2031 New York City Public Schools by Statistical Forecasting.

[2] SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.

TABLE E-5

2030 Estimated No-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization in CSD 24, Sub-District 1

Study Area	School Level	Enrollment [1]	Capacity	Available Seats	Utilization
CSD 24, Sub-District 1	Elementary	8,850	13,008	4,158	68.0%
	Intermediate	2,226	3,468	1,242	64.2%

Notes:

[1] Refer to **Table E-4.**

TABLE E-6

2030 Estimated With-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization

Study Area	School Level	No-Action Enroll-ment [1]	Students Introduced by the Proposed Actions	With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization from No-Action Condition
CSD 24, Sub-District 1	PS	8,850	193	9,048	13,008	3,965	69.5%	+1.5%
	IS	2,226	63	2,289	3,468	1,179	66.0%	+1.8%

TABLE F-1: Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range (acres per 1,000 residents)	Percent Change in Open Space Ratio
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%
*2.5 open space ratio is the planning goal in New York City.	

Source: Table 7-1 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*

TABLE F-2: Existing Residential Population in the ½-Mile Study Area

Census Tract	Residential Population
267	6,196
269.02	4,244
271.01	5,454
469.01	4,346
471	4,785
473	4,863
475	5,489
479	6,837
481	6,321
483.01	2,145
485	5,331
489	1,937
499	5,477
Total	**63,425**

Source: 2020 Census

TABLE F-3: Residential Population Age Distribution in the ½-Mile Study Area

Age Category*	Residential Population	Percent of Population
Under 5 years old	3,213	5.1%
5 to 9 years	3,321	5.2%
10 to 14 years	3,427	5.4%
15 to 19 years	3,243	5.1%
20 to 64 years	41,428	65.3%
65 years and older	8,793	13.9%

Source: 2020 Census and 2017-2021 Five-Year American Community Survey (ACS)

Note: *Age group percentages based on 2017-2021 Five Year ACS data

TABLE F-4: Inventory of Existing Open Space and Recreational Resources in Study Area

Map No.	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Active		Passive		Condition	Utilization
								%	Acres	%	Acres		
Open Space Resources Included in Quantitative Assessment													
1	Elmhurst Park	57th Avenue & Grand Ave	DPR	Playgrounds, Lawns, Spray Showers, Seating Areas	Childrens, Teenagers, Adults, Seniors	6 AM-10PM	6.22	30%	1.87	70%	4.35	Excellent	Moderate
2	Hoffman Park	Hoffman Dr. bet. 58 Ave. and Woodhaven Blvd.	DPR	Playground, Basketball Courts, Handball Courts, Chess Tables, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-10PM	2.86	70%	2.00	30%	0.86	Good	Low
3	Moore Homestead Playground	Broadway., 82 St., 45 Ave.	DPR	Basketball Courts, Fitness Equipment, Handball Courts, Playgrounds, Spray Showers	Children, Teenagers, Adults, Seniors	6AM-9PM	1.98	70%	1.39	30%	0.59	Excellent	Low
4	Queens Boulevard Bike Lane	Queens Blvd btwn BQE and LIE (within the study area)	DOT	Bike Lane/pedestrian pathway	Children, Teenagers, Adults, Seniors	24/7	1.82	100%	1.82	0%	0.00	Good	Moderate
5	Walter Crowley Playground	57th Ave. & 83rd St	DPR	Basketball Courts, Handball Courts, Playgrounds, Spray Showers, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	1.63	90%	1.47	10%	0.16	Excellent	Low
6	Frank D. O'Connor Playground	Broadway and Woodside Ave. bet. 77 St. and 79 St.	DPR	Basketball Courts, Fitness Equipment, Handball Courts, Playgrounds, Spray Showers	Children, Teenagers, Adults, Seniors	6AM-9PM	1.54	90%	1.39	10%	0.15	Excellent	Moderate
7	Veterans Grove	Judge St. and Whitney Ave.	DPR	Playground, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	0.63	50%	0.32	50%	0.32	Good	Low
8	Long Island Mews	51st Rd &, 74th St	DPR	Playground, Seating Areas	Childrens, Teenagers, Adults, Seniors	6 AM-9PM	0.32	30%	0.10	70%	0.22	Good	Low
9	O'Connor's Tail	Broadway & 78 St	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	0.14	0%	0	100%	0.14	Good	Low
10	Nine Heroes Plaza	76th St. and 42nd Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.02	0%	0	100%	0.02	Good	Low
11	Triangle Square and Sitting Area	74th St. and 57th Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.05	0%	0	100%	0.05	Good	Low
12	IS 5	50-40 Jacobus St	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM-Dusk (when school is not in session)	0.81	50%	0.41	50%	0.41	Excellent	Low

Map No.	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Active		Passive		Condition	Utilization
								%	Acres	%	Acres		
13	PS 89Q	82-28 Britton Avenue	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM-Dusk (when school is not in session)	0.22	50%	0.11	50%	0.11	Excellent	Low
14	69-02 Queens Boulevard Privately Owned Public Space	69-02 Queens Boulevard	69-02 Queens Blvd	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.17	0%	0	100%	0.17	Excellent	Low
						Total	**18.41**	**59%**	**10.85**	**41%**	**7.56**		
Open Space Resources Not Included in Quantitative Assessment													
A	I.S. 12	42-00 72 St.	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM – Dusk (when school not in session)	0.34	50%	0.17	50%	0.17		
B	Dunningham Triangle	82nd St. and Baxter Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	6 AM-10PM	0.01	0%	0	100%	0.01		
C	Queens Boulevard Bike Lane	Queens Blvd btwn Roosevelt Ave. and Jamaica Ave. (excluding study area)	DOT	Bike Lane	Children, Teenagers, Adults, Seniors	24/7	6.07	100%	6.07	0%	0.00		
D	Crosson Park	Woodside Ave., 69 St., the BQE	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.09	0%	0.00	100%	0.09		
E	Crosson Green	68 St, the BQE bet. Woodside Ave. and 43 Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.06	0%	0	100%	0.06		
F	Sherry Dog Run	Queens Blvd. bet. 65 Pl. and the BQE	DPR	Dog Run, Chess Tables, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-10PM	0.35	80%	0.28	20%	0.07		
G	PS 012 Open Streets Program	72nd Street btwn Woodside Ave., and 43rd Ave.	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:30AM-2:30PM[3]	0.27	100%	0.27	0%	0.00		
H	PS 89Q Open Streets Program	Britton Ave. btwn Gleane St. and Hampton St.	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:45AM-2:30PM[3]	0.27	100%	0.27	0%	0.00		
I	Central Queens Academy Open Streets Program	Justice Ave., btwn 54 Ave. and 55 Ave	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:30AM-4:30PM[3]	0.41	100%	0.41	0%	0.00		
						Total	**7.87**	**95%**	**7.17**	**5%**	**0.40**		

Sources: DPR, January 2024 field visits.

Notes:

[1] Refer to **Figure F-3.**

[2] DPR = New York City Department of Parks and Recreation; DOE=New York City Department of Education, DOT= New York City Department of Transportation

[3] Monday to Friday when school is in session,

TABLE F-5: Adequacy of Open Space Resource in the Study Area – Existing Conditions

		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals (open space per 1,000 residents)		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	63,425	18.41	10.85	7.56	0.290	0.171	0.119	2.5	2.0	0.5

TABLE F-7: Adequacy of Open Space Resource in the Study Area – No-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	67,733	18.41	10.85	7.56	0.272	0.160	0.112	2.5	2	0.5

TABLE F-8: Adequacy of Open Space Resource in the Study Area – With-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	69,314	18.54	10.92	7.62	0.267	0.158	0.110	2.5	2.0	0.5

TABLE F-9: Detailed Assessment – Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range*	Active Open Space Ratio Range*	Passive Open Space Ratio Range*	Percentage Change in Open Space ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 Or greater	1.61 to 2.0 Or greater	0.41 to 0.50 Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%
* 2.5 open space ratio is the planning goal in NYC, with optimal distribution goal of 2.0 active open space ratio and 0.5 passive open space ratio.			

Source: Table 7-5 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*

TABLE F-10: Comparison of No-Action to With-Action Open Space Ratios in the ½-Mile Study Area

Ratio	*CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000 residents)	Open Space Ratios (acres per 1,000 residents)			Percent Change Future No-Action to Future With-Action
		Existing	No-Action	With-Action	
Total – Residents	2.50	0.290	0.272	0.267	-1.59%
Active – Residents	2.00	0.171	0.160	0.158	-1.65%
Passive – Residents	0.50	0.119	0.112	0.110	-1.51%

TABLE G-1: Existing Conditions in the Primary Study Area on portions of Blocks 1537 and 1538

Block	Lot	Address	Lot Area (SF)	Building (SF)	Land Use	Floor Area Ratio (FAR)
1537	1	78-21 Queens Blvd.	6,556	15,761	Food Store	2.19
	4	78-01 Queens Blvd, 79-30 Albion Ave.	45,526	4,026	Bank with Drive Thru	0.09
	19					
	22					
1538	1	79-25 Queens Blvd. 80-01 Cornish Ave.	8,037	8,842	Vacant/Hindu Temple	1.0
	4	79-21 Queens Blvd	1,538	8,245	Medical Office	0.86
	7	79-09 Queens Blvd.	4,837	4,373	Automotive	0.82
	10	79-01 Queens Blvd.	7,548	10,283	Automotive/warehouse	1.24
	16*	79-20 Barnwell Ave.	29,999	30,036	Warehouse	0.91

Source: 2023 PLUTO data; January 2024 field visits .

Notes:

The shaded row indicates the property under the Applicant's control, comprising Projected Development Site 1, which is a single zoning lot.

*Lot 16 on Block 1538 is partially located within the Proposed Rezoning Area.

Total directly affected area (sq. ft.): 82,935 sf
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 72,129 sf
Other, describe (sq. ft.): N/A

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 514,091

NUMBER OF BUILDINGS: 3

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Projected Development Site 1: 356,169 gsf; Projected Development Site 2: 48,416 gsf; Projected Development Site 3: 109,506 gsf

HEIGHT OF EACH BUILDING (ft.): Projected Development Site 1: 145'; Projected Development Sites 2: 100'; Projected Development Site 3: 110'

NUMBER OF STORIES OF EACH BUILDING: Projected Development Site 1: 13-stories; Projected Development Sites 2: 9-stories; Projected Development Site 3: 10-stories

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 45,526 sf

The total square feet not owned or controlled by the applicant: 26,978 sf

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: Applicant's PDS 1 : 45,526 sq. ft. (width x length)

VOLUME OF DISTURBANCE: Applicant's PDS 1: 513,864 cubic ft. (width x length x depth) Assumes 42,822 sf x 12 (cellar depth of 12 feet)

AREA OF PERMANENT DISTURBANCE: Applicant's PDS 1: 42,822 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	*Commercial*	*Community Facility*	*Industrial/Manufacturing*
Size (in gross sq. ft.)	PDS 1: 305,297 gsf; PDS 2: 45,416 gsf; PDS 3: 79,276 gsf; TOTAL: 429,989 gsf	PDS 1: 10,023 gsf; PDS 2: 3,000 gsf; PDS 3: 6,000 gsf; TOTAL: 19,023 gsf	N/A	N/A
Type (e.g., retail, office, school)	PDS 1: 359 units; PDS 2: 53 units; PDS 3: 93 units TOTAL: 505 units	Local Retail	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 1,581 NUMBER OF ADDITIONAL WORKERS: 127

Provide a brief explanation of how these numbers were determined: Project-generated residential population based on 2020 US Census data for average persons per household in Queens Elmhurst NTA (3.13 persons per household); Project-generated worker population assumes 1 worker per 25 DUs, 1 worker per 50 attended parking spaces, and 1 worker per 333 sf of local retail.

Does the proposed project create new open space? ☒ YES ☐ NO If "yes," specify size of project-created open space: 5,684 sq. ft. of publicly accessible open space at PDS 1

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Projected Development Site 1: 29 months; Projected Development Site 2: 12 months; Projected Development Site 3: 15 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: It is anticipated that the Proposed Actions would be certified in ULURP in 2025. Assuming the completion of the ULURP process in 2025 after an approximately seven-month period, and a period of approximately 29 months for construction over a single phase of construction, completion of the Proposed Development is expected to occur by 2028.

Projected Development Sites 2 and 3 are expected to be constructed over a period of 12 and 15 months, respectively, and therefore would be expected to be completed by 2030. (see Attachment B, "Supplemental Screening," for more info).
10. *Predominant Land Use in the Vicinity of the Project* (check all that apply) ☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: **Transportation& Utility; Community Facilities; Parking Facilities**

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attachment C, "Land Use, Zoning, and Public Policy"		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units? See Attachment D, "Socioeconomic Conditions"	☒	☐
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects See Attachment E, "Community Facilities"		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees? See Attachment F, "Open Space"	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more? See Attachment B, "Supplemental Screening"	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Attachment B, "Supplemental Screening" and Appendix I.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning? See Attachment G, "Urban Design and Visual Resources"	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: No RECs were identified at the Applicant-owned PDS 1; see Attachment B, "Supplemental Screening" for more info.	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? No; see Attachment B, "Supplemental Screening"	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens? See Attachment H, "Water and Sewer Infrastructure"	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? **The Project Area is within the Flushing Bay and Creek drainage area. Of the three projected development sites, only the Applicant's PDS 1 is one-acre or larger.**	☒	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 25,208 lbs/week		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 58,594,281 MBTU/year		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16? See Attachment I, "Transportation"	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17 See Attachment J, Air Quality"		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19 See Attachment K, "Noise"		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **The Proposed Actions are not expected to result in any significant adverse impacts in any of the technical areas related to public health (air quality/hazardous materials/noise). Therefore, the Proposed Actions would not result in a significant adverse impact to public health, and further analysis is not warranted.**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See Attachment B, "Supplemental Screening"		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Attachment L, "Construction"		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Lisa Jourdy, AICP	4/1/2025

SIGNATURE

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Figure B-1
Tier I Shadows Assessment

Legend

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- Tier 1 Analysis (Site 1 - 743.9ft)
- Tier 1 Analysis (Site 2 - 516ft)
- Tier 1 Analysis (Site 3 - 559ft)
- Tier 1 Analysis (Site 1 - 602ft)
- Open Space
- Historic Resource

Figure C-1
Land Use Study Area

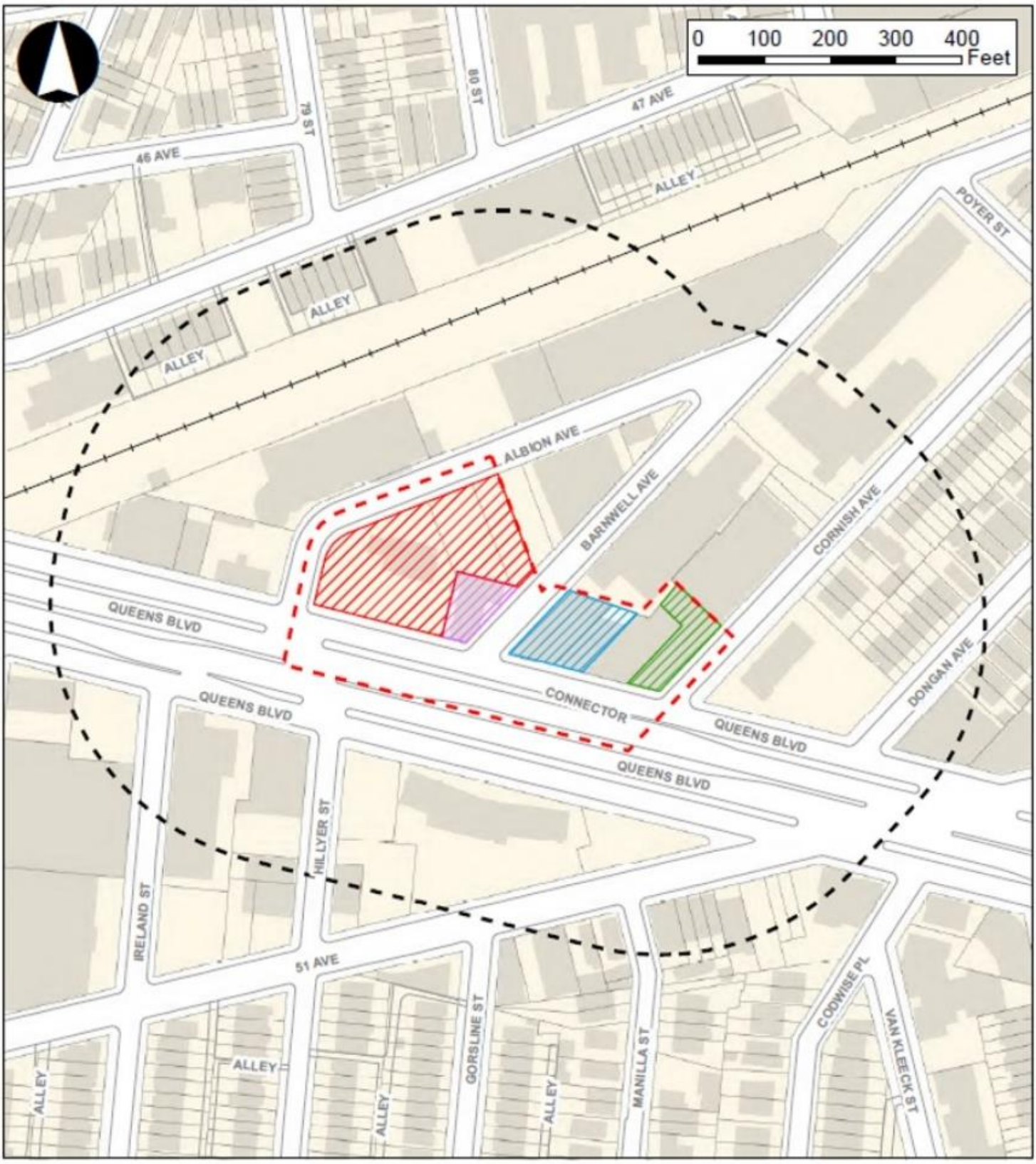


Figure C-2
Land Use Map

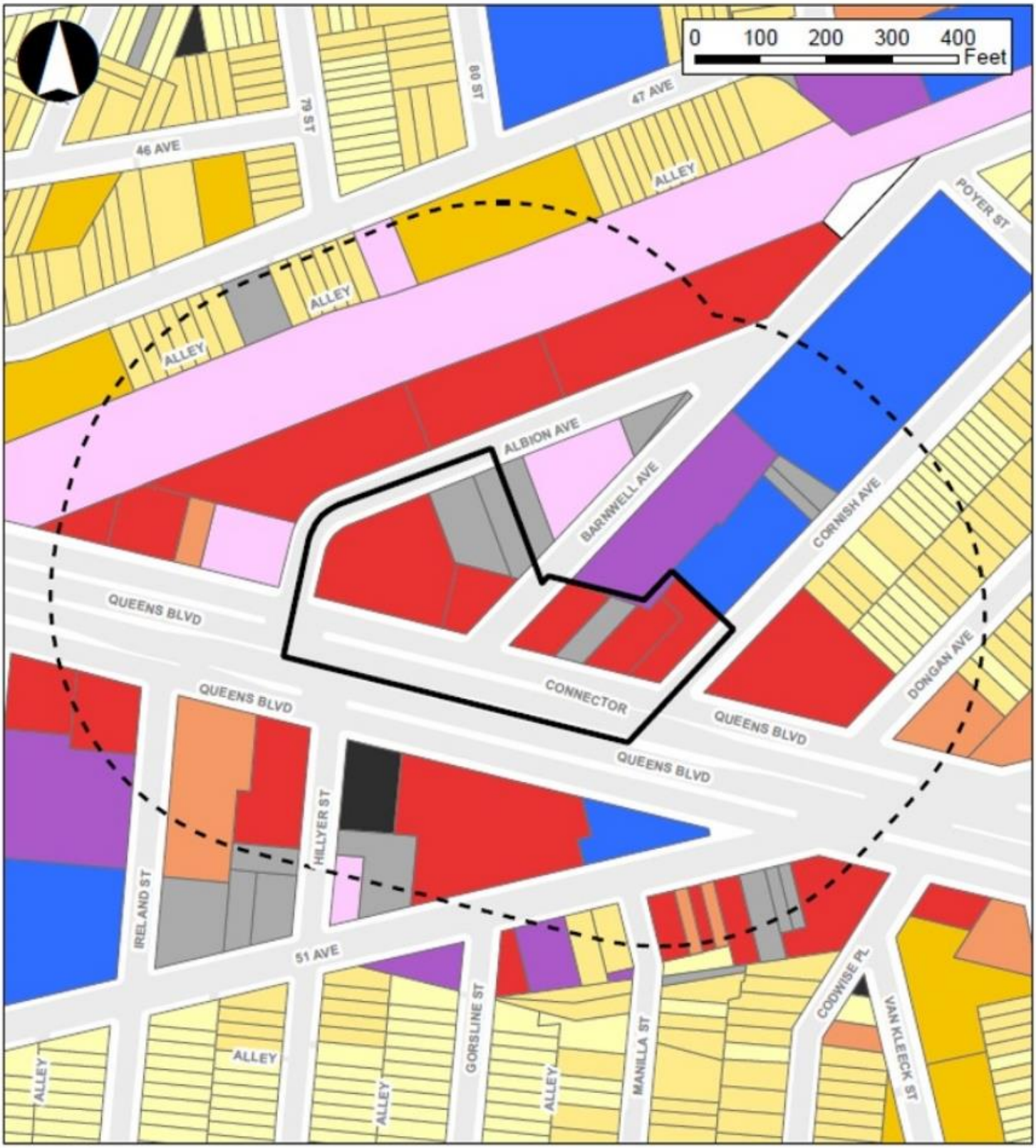
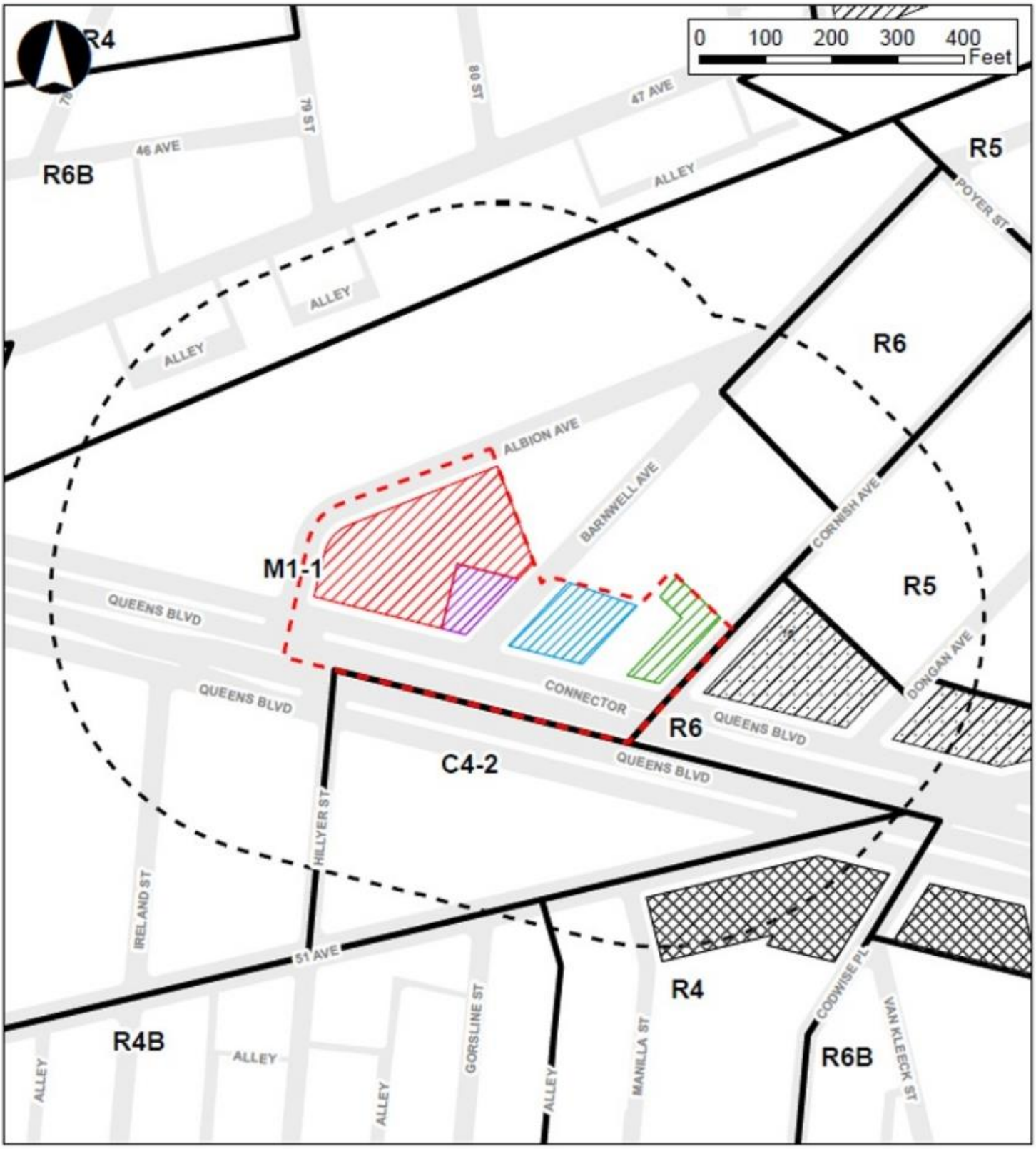


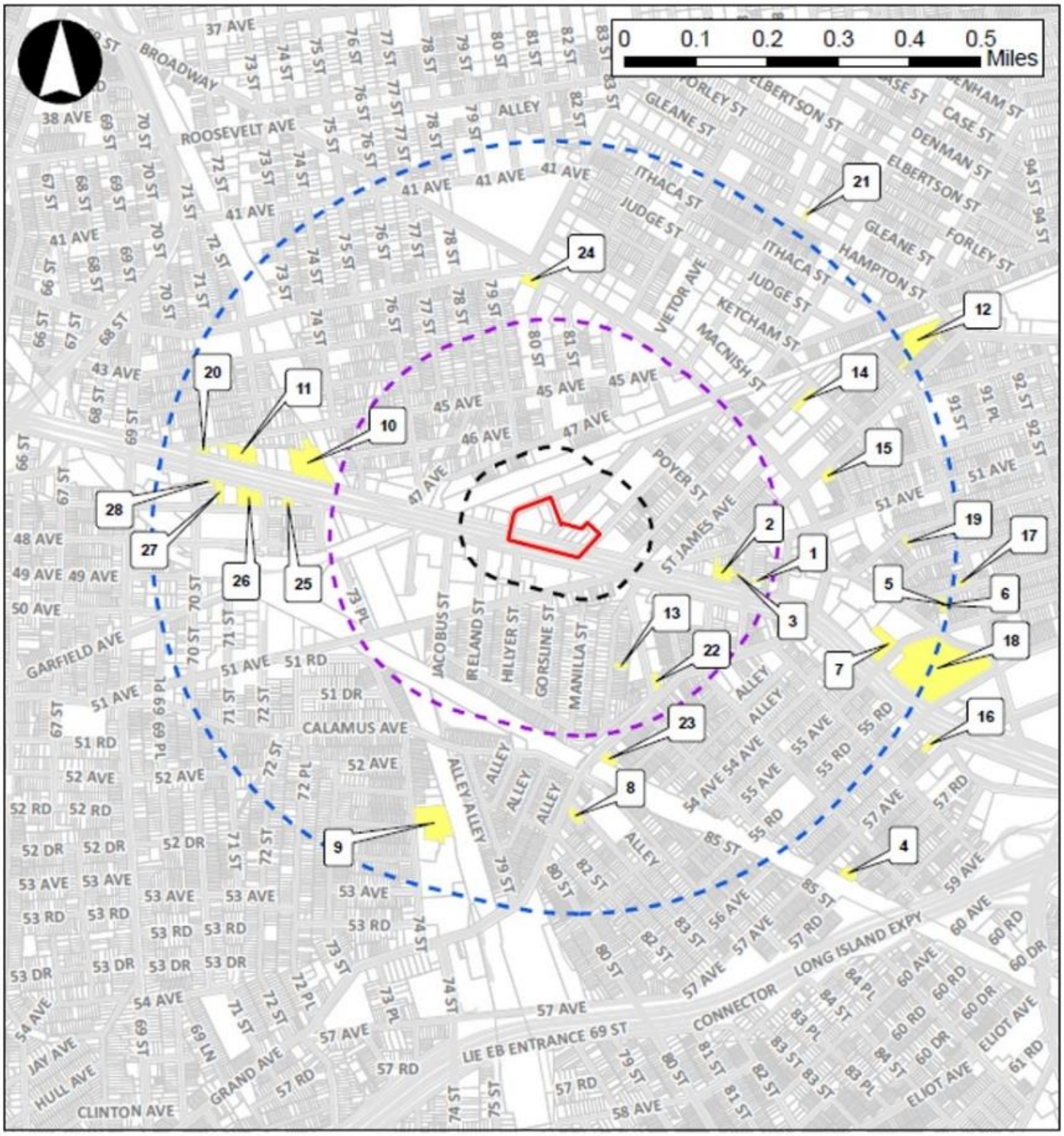
Figure C-3
Existing Zoning



Legend

- Proposed Rezoning Area
- 400-ft Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- M1-1 Zoning District
- C1-2
- C2-3

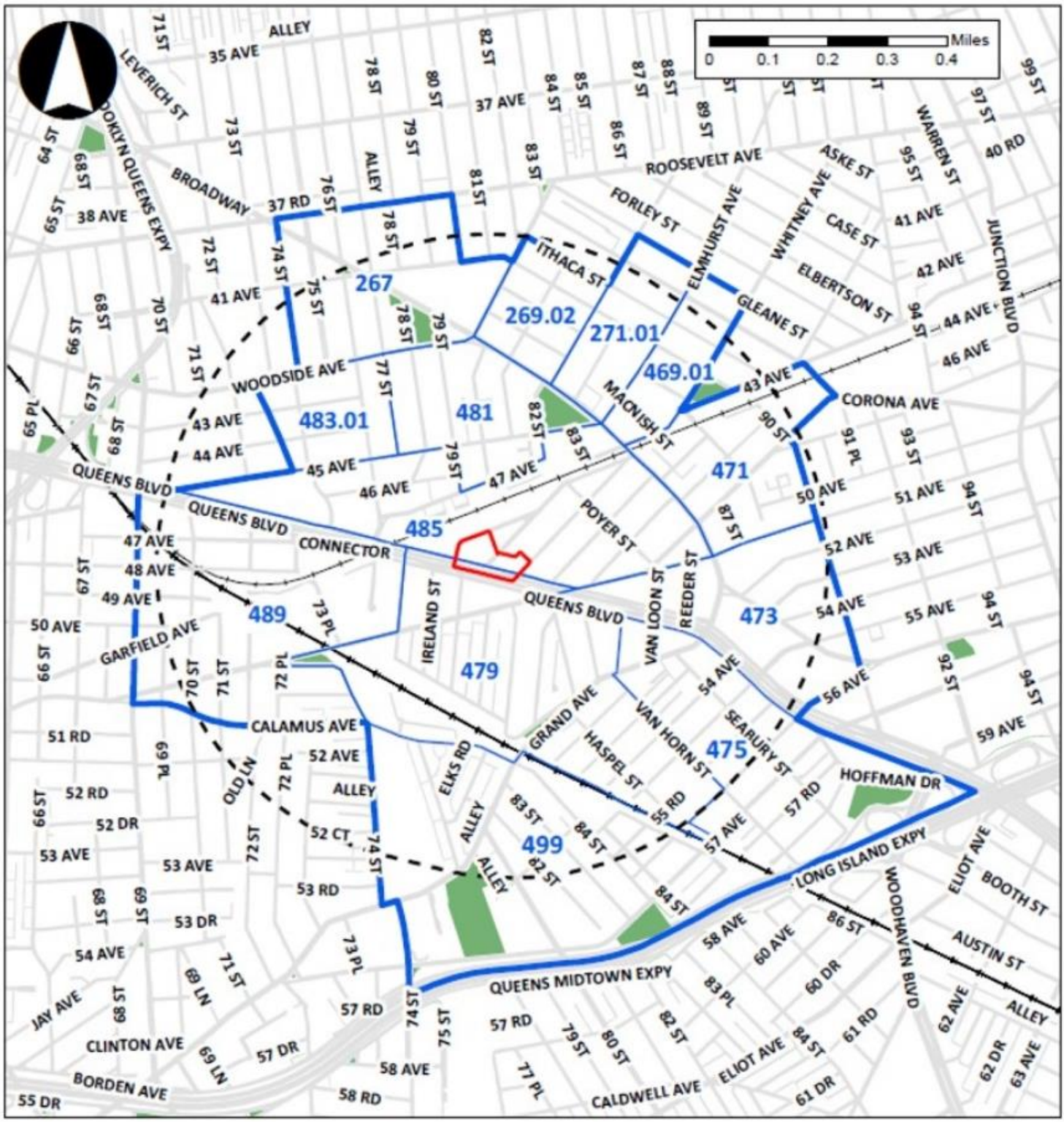
Figure C-4
No Build Sites



Legend

- Proposed Rezoning Area
- 400-Foot Radius
- Half-Mile Radius
- Quarter-Mile Radius
- 1 No Build Sites (Refer to Table C-4)

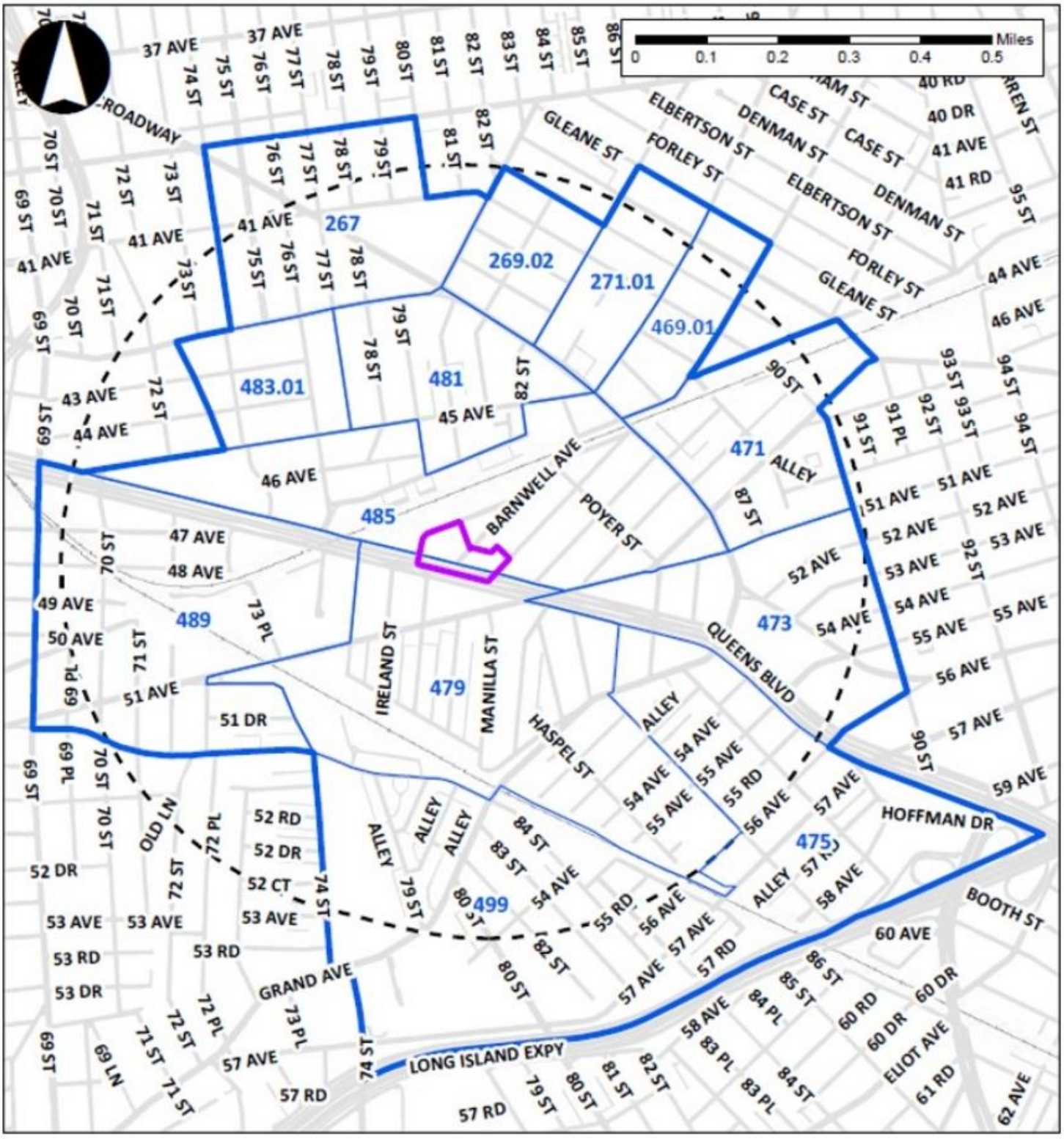
Figure D-1
Socioeconomic Conditions Study Area



Legend

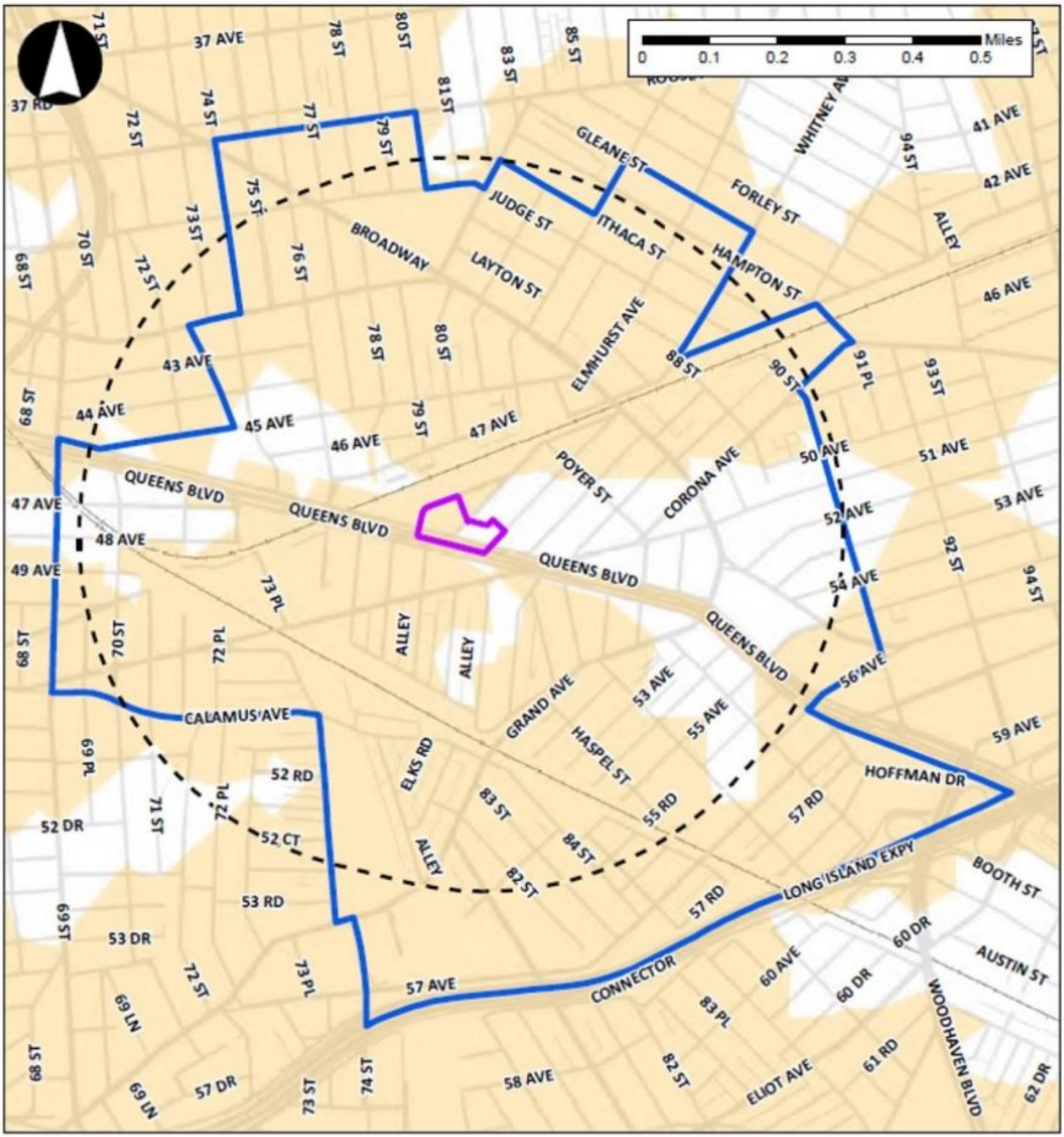
- Project Area
- Half Mile Radius
- Census Tracts
- Socioeconomic Study Area
- Open Space Resources

Figure F-1
Open Space Study Area



Legend

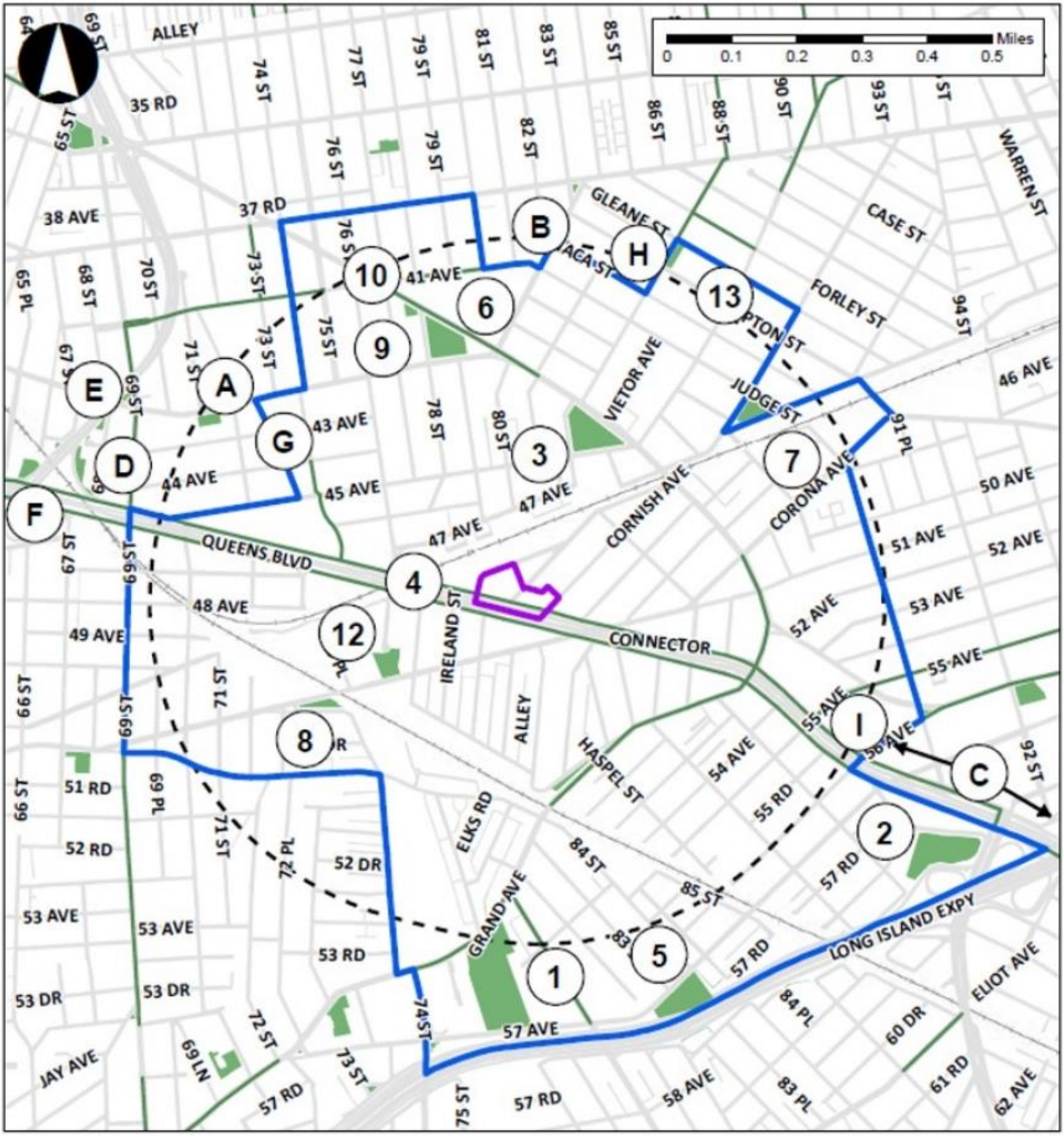
- Proposed Rezoning Area
- Open Space Study Area
- Half Mile Radius
- 475 Census Tracts



Legend

- Proposed Rezoning Area
- Open Space Study Area
- Half Mile Radius
- Walk to a Park Service Area

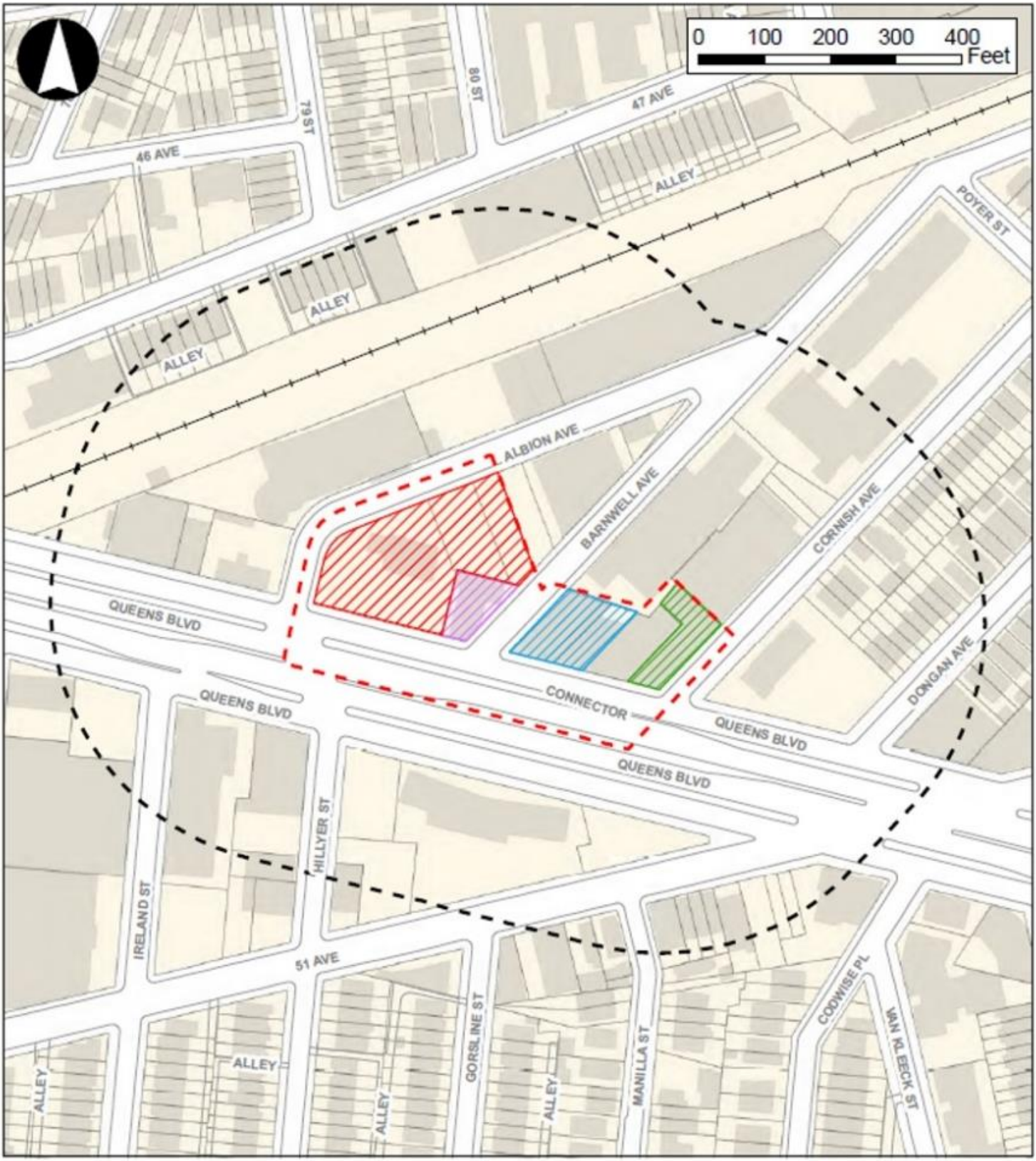
Figure F-3
Open Space Resources



Legend

- Open Space Study Area
- Half Mile Radius
- Proposed Rezoning Area
- Open Space Resources (refer to Table F-4)

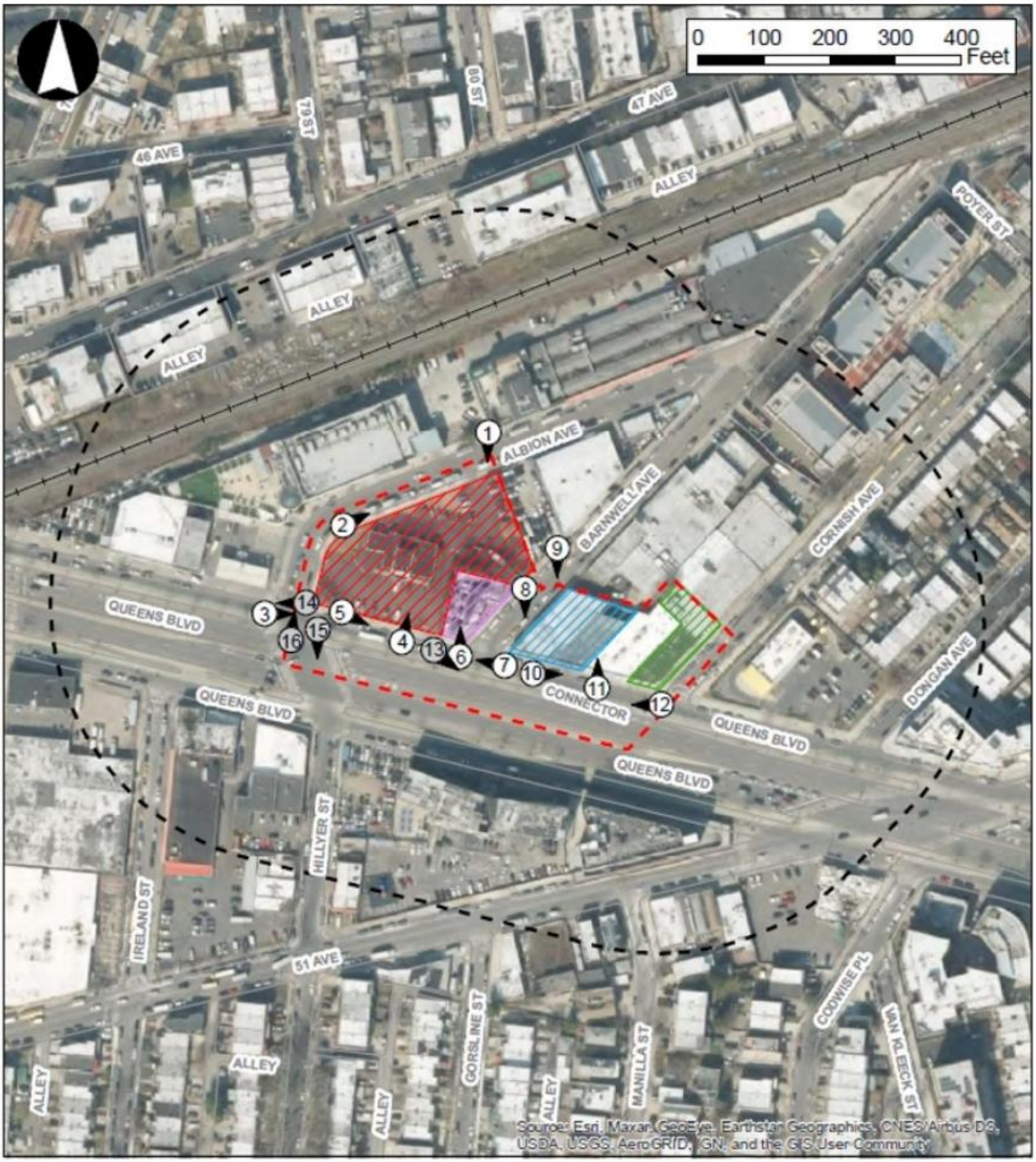
Figure G-1
Urban Design Study Area



Legend

- Proposed Rezoning Area (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- LIRR: Port Washington Branch
- Existing Buildings

Figure G-2
Photo Indicator Map



Legend

- Proposed Rezoning Area (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- Photo Location Primary Study Area
- Photo Location Secondary Study Area
- LIRR: Port Washington Branch

1. View looking southeast to Projected Development Site 1 from the west side of Albion Avenue.

2. View looking north along the east sidewalk on Albion Avenue adjacent to Projected Development Site 1. The drive thru for the bank is visible on the right.

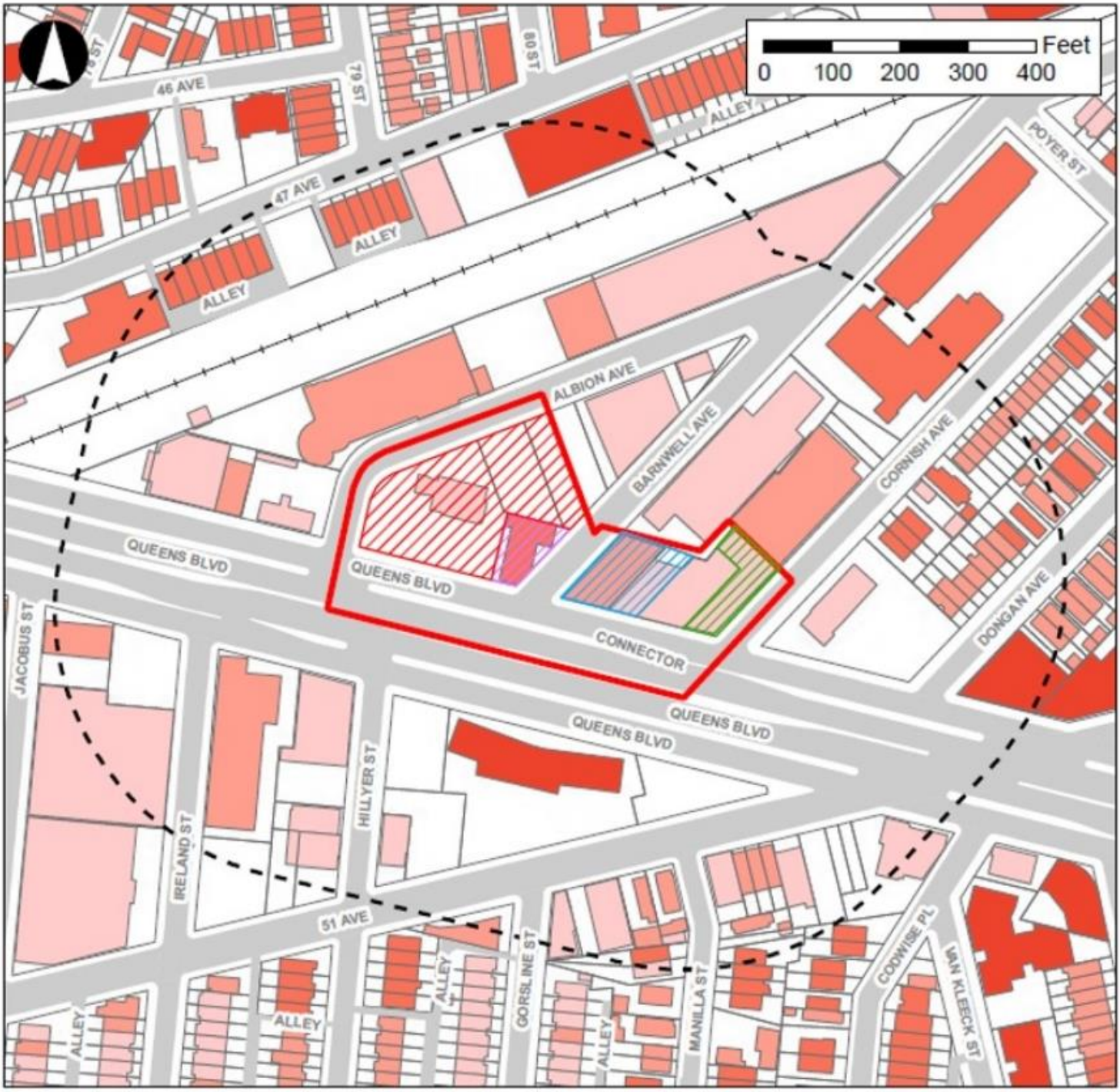
3. View looking northeast to Projected Development Site 1 at the intersection of Queens Boulevard and Albion Avenue from the bikeway on Queens Boulevard.

4. View looking north to the existing curb cut along Queens Boulevard at Projected Development Site 1 from the bikeway on Queens Boulevard.

78-01 Queens Boulevard Rezoning

Figure G-3a
Primary Study Area- Projected Development Site 1

Figure G-5
Building Height



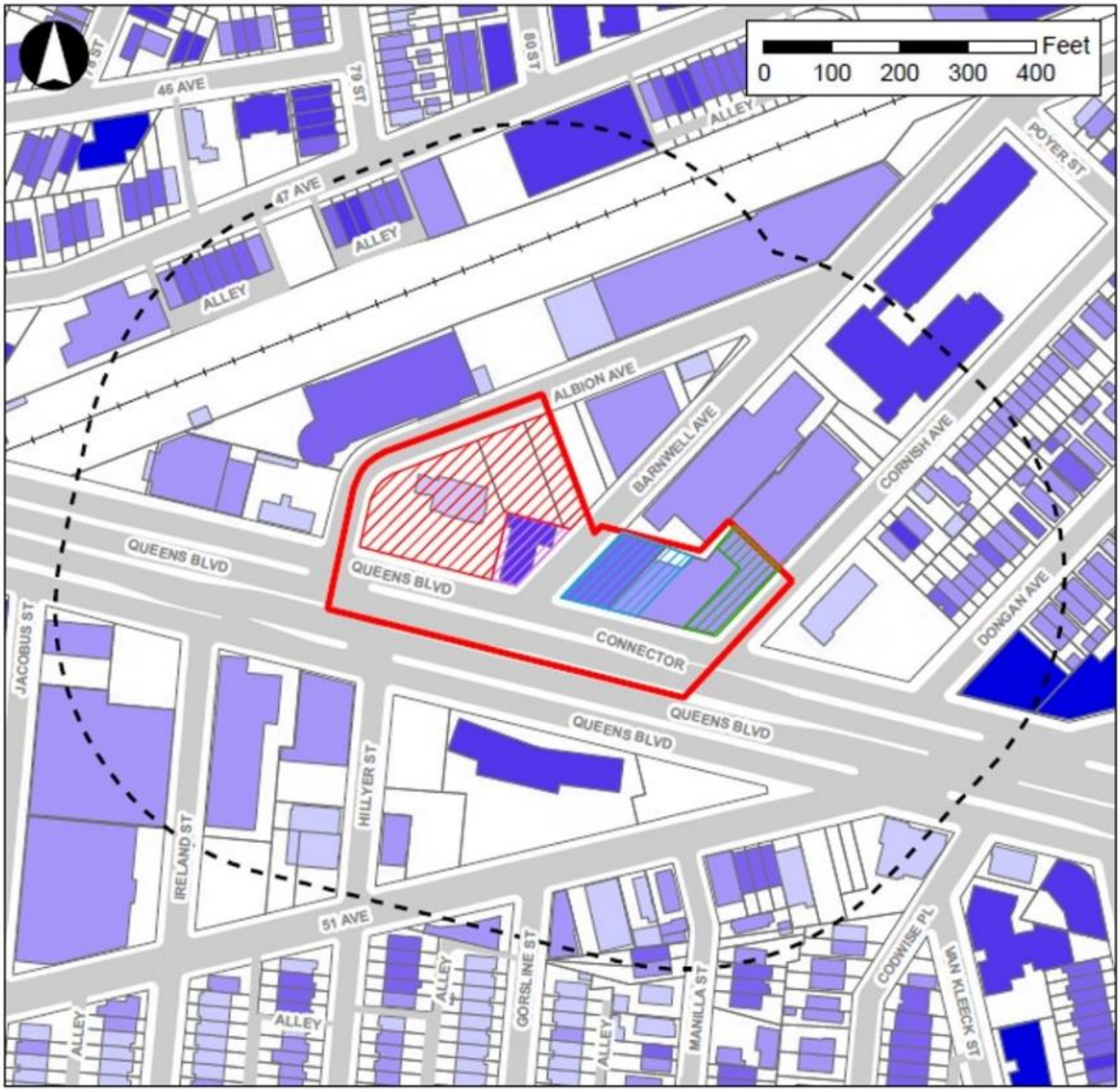
Legend

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- LIRR: Port Washington Branch
- Project Area
- 400-Foot Radius

Number of Stories

- 0 - 1
- 2 - 3
- 4
- 5 - 7
- 8 - 10

Figure G-6
Built FAR



Legend

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- LIRR: Port Washington Branch
- Project Area
- 400-Foot Radius

Built FAR

- 0.0 - 0.7
- 0.8 - 1.2
- 1.3 - 1.8
- 1.9 - 3.0
- 3.1 - 4.9

TABLE C-3: No-Action Developments within ½-Mile of the Primary Study Area

Map No.	Block	Lot(s)	Address	Residential DUs	Commercial gsf	Community Facility gsf	Manufacturing gsf	Parking Spaces
400-Foot Radius								
A	2453	42	78-02 Queens Boulevard	0	0	60,000	0	0
1/4-Mile Radius								
1	1548	39	51-21 Van Loon Street	9	0	0	0	0
2	1542	16	83-07 Queens Boulevard	53	9,097	900	0	27
3	1542	28	51-20 Van Loon Street	19	3,978	473	0	11
1/2-Mile Radius								
4	2882	21	84-75 57 Road	18	0	0	0	0
5	1840	13	88-34 54th Avenue	7	0	0	0	0
6	1840	11	88-30 54th Avenue	7	0	0	0	0
7	1842	66	86-55 Queens Boulevard	0	0	48,000	0	172
8	2903	7	52-04 83rd Street	9	5,931	0	0	0
9	2492	141	52-35 74th Street	0	54,121	0	0	0
10	1352	125	72-01 Queens Boulevard	371	17,428	0	0	196
11	1352	9	70-40 45th Avenue	93	2,451	813	0	36
12	1586	10	47-11 90 Street	100	0	0	0	0
13	2473	73	51-63 Codwise Place	8	0	0	0	0
14	1581	26	86-50 Dongan Avenue	25	0	0	0	6
15	1836	8	86-20 Corona Avenue	0	0	11,653	0	20
16	2855	17	89-18 Queens Boulevard	8	0	0	0	0
17	1839	34	53-20 90 Street	7	0	0	0	34
18	1843	7501	87-09 Queens Boulevard	130	0	0	0	0
19	1838	20	87-46 52 Avenue	10	0	0	0	0
20	1352	1	70-01 Queens Boulevard	14	0	0	0	0
21	1556	53	42-09 Hampton Street	10	0	0	0	0
22	2474	1	85-15 Grand Avenue	10	0	0	0	0
23	2891	6	84-18 Grand Avenue	17	0	0	0	0
24	1525	12	42-02 80 Street	43	0	0	0	0
25	2444	36	72-12 Queens Boulevard	91	5,443	0	0	34
26	2444	40	70-50 Queens Boulevard	114	18,194	0	0	0
27	2444	57	70-20 Queens Boulevard	48	3,800	0	0	0
28	2444	18	70-08 Queens Boulevard	165	12,944	0	0	0
Various Addresses (1 to 4 DU Developments)				73	0	0	0	0
Totals				1,459	133,387	121,839	0	536

Sources: NYCDOB Active Major Construction, YIMBY, NYC DCP Housing Database for the 4th Quarter of 2023, as of April 2024 and the Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

[1] Keyed to Figure C-4

TABLE F-6: Known Planned No-Action Developments within the ½-Mile Study Area

Map No.	Address	Residential DUs	Estimated Residential Population*
1	51-21 Van Loon Street	9	27
2	83-07 Queens Boulevard	53	161
3	51-20 Van Loon Street	19	58
4	84-75 57 Road	18	55
5	88-34 54 Avenue	7	21
6	88-30 54 Avenue	7	21
8	52-04 83 Street	9	27
10	72-01 Queens Boulevard	371	1,126
11	70-40 45 Avenue	93	282
12	47-11 90 Street	100	304
13	51-63 Codwise Place	8	24
14	86-50 Dongan Avenue	25	76
16	89-18 Queens Boulevard	8	24
17	53-20 90 Street	7	21
18	87-09 Queens Boulevard	130	395
19	87-46 52 Avenue	10	30
20	70-01 Queens Boulevard	14	39
21	42-09 Hampton Street	10	30
22	85-15 Grand Avenue	10	30
23	84-18 Grand Avenue	17	52
24	42-02 80 Street	43	131
25	72-12 Queens Boulevard**	91	255
26	70-50 Queens Boulevard**	114	319
27	70-20 Queens Boulevard**	48	134
28	70-08 Queens Boulevard**	165	462
N/A	Various Addresses ***	73	204
	Totals	***1,459***	***4,308***

Notes: [1] Map No. corresponds to Figure C-4 in Attachment C, "Land Use, Zoning, and Public Policy".

*Population estimates are based on 2020 Census data for the respective NTA in which the site is located. Population estimates for developments in the Elmhurst NTA assume an average household size of 3.13 persons per DU and a rental vacancy rate of 3.0%. Population estimates for developments the Woodside NTA assume an average household size of 2.88 persons per DU and a rental vacancy rate of 2.8 %.

** These sites were included as projected development sites in the Queens Boulevard MIH Text Amendment Area EAS (CEQR #19DCP206Q).

*** Various addresses accounts for 42 planned developments included in the NYC DCP Housing Database for 4th Quarter of 2023 within the study area, which would each introduce between 1 and four DUs and combined will introduce a total of 73 DUs. Population estimates for these 42 planned developments assume an assume an average household size of 2.88 persons per unit and a rental vacancy rate of 3.0%.

Source: NYC DCP Housing Database for the 4th Quarter of 2023, as of April 2024 and the Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

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[7] Population estimates are based on 2020 Census data for the respective NTA in which the site is located. Population estimates for developments in the Elmhurst NTA assume an average household size of 3.13 persons per DU and a rental vacancy rate of 3.0 percent. Population estimates for developments in the Woodside NTA assume an average household size of 2.88 persons per DU and a rental vacancy rate of 2.8 percent. Various addresses accounts for 42 planned developments, which would each introduce between one and four DUs and combined will introduce a total of 73 DUs. Population estimates for these 40 planned developments assume an assume an average household size of 2.88 persons per unit and a rental vacancy rate of 3.0 percent.

Outlook

[EXTERNAL] Oppose Rezoning at 78-10 Queens Blvd

From adam lee [redacted]
Date Thu 9/25/2025 10:26 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Dear Members of the City Council,

My name is Adam Lee, and I am writing to strongly urge you to vote **No** on the rezoning application at 78-10 Queens Boulevard.

My ties to Elmhurst run deep:

- I currently serve on Community Board 4's Transportation Committee.
- I was born and raised on Van Kleeck Street, just across from the proposed development site.
- I am a third-generation Elmhurst resident.

I oppose this rezoning for several reasons:

1. It fails to address genuine affordability for working-class families in our community.
2. There have been no comprehensive neighborhood studies on the long-term effects this development will have.
3. It risks displacing me, my neighbors, and many long-time residents of Elmhurst.

Our community has already spoken clearly. Community Board 4 voted this proposal down. Fifteen local community organizations have gone on record opposing it. More than 150 residents have signed a petition rejecting it. We ask that you respect and honor the will of the community by voting **No**.

Thank you for your attention and for standing with Elmhurst.

Sincerely,

Adam Lee
Community Board 4 Queens Member | **Transportation Committee**
[redacted]

Outlook

[EXTERNAL] Opposing rezoning at 78-01 Queens Boulevard

From Ahreum Kim [redacted]
Date Wed 9/24/2025 8:28 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Ahreum Kim. I am a resident of Elmhurst.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Thank you for attending to the voices of our community.

Kind regards,
Ahreum Kim

Outlook

[EXTERNAL] Oppose re-zoning at 78-01 Queens Boulevard

From Amy Zhao [redacted]
Date Sun 9/21/2025 1:29 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

To the City Council,

With the upcoming hearing, I am writing to oppose the rezoning at 78-01 Queens Boulevard. My name is Amy Zhao and I am the Executive Director New Life CDC, a nonprofit serving Elmhurst and Corona right down the street at 8210 Queens Boulevard. We oppose this rezoning because it does not include enough truly affordable housing for the neighborhood. We serve homeless individuals at our Health Center and hot meals program every single Tuesday and Saturday, and work with multiple homeless shelters in the area and see the tangible need for affordable housing in our work every single week.

Thank you for your consideration.

Amy Zhao
Executive Director
New Life CDC
newlifecdc.nyc
[redacted]

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Raw Koi Fish [redacted]
Date Wed 9/24/2025 5:15 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Anthony Pan. I am a lifelong Queens resident. I represent the concerned residents of my block.

My ties to Elmhurst are in the following ways: I shop, volunteer, and participate in local community organizations here.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because of the following reasons:

1) It will increase traffic congestion and strain on public transportation.
2) It will reduce affordable housing options and accelerate displacement.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,

Anthony Pan.

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Anthony Szeto [redacted]
Date Mon 9/22/2025 1:43 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

To
CM Krishnan and the City Council,

My name is Anthony Szeto. I am resident of Elmhurst, a CB4 member and chair of the Safety Committee.
My ties to Elmhurst are in the following ways:
a) long time resident of Elmhurst
b) active participant to non-profit organizations in the community
c) collaborated in clean-ups and tabling in the community.

I urge CM Krishnan and the City Council to vote NO to the rezoning at 78-01 Queens Boulevard.
I am against this rezoning because of the following reasons:
1) the environmental impact to community and schools
2) no transparency of what the externals and internals of the buildings after the rezoning.
3) how much taxes will be increased because of these "luxury" homes.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,

Anthony Szeto

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From April [redacted]
Date Sun 9/21/2025 4:52 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

My name is April. I am an Elmhurst born and raised New Yorker.
My ties to Elmhurst are in the following ways:
a) my childhood home located on 74th St, 2 blocks from one of the most traveled through subway stations in Queens.
b) my home church is located on Queens Blvd at what was formerly the Elk Lodge
c) I volunteer regularly at a community space for the neighborhood of Queens

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
I am against this rezoning because of the following reasons:
1) I fear that my beloved neighbors will be pushed out through the inability to afford the cost of living with this decision to rezone.
2) you are hurting the neighborhood's cultural hubs, leaders are always heard political praising Queens for its diversity, rezoning is going directly against such statements.
3) High rise luxury buildings do not belong in Elmhurst, destroying the landscape of our neighborhood as well as further isolating neighbors from each other.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,
April Chong

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From Ashley Reed [redacted]
Date Mon 9/22/2025 10:43 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>; District25 <District25@council.nyc.gov>

[redacted]

Council member Krishnan and members of the City Council,

My name is Ashley Reed and I am a member of Queens Community Board 4. I write to urge that you stand with the Community Board and the over 150 community members and local organizations to vote No to this rezoning at 78-01 Queens Blvd.

I am of the firm belief that what this community needs is deeply affordable housing, not another “luxury” development grossly out of the character with the neighborhood that would barely put a dent in the overwhelming need for housing. Elmhurst and neighboring Jackson Heights and Woodside are home to vibrant immigrant communities of essential workers who kept our city running through the darkest days of the pandemic. It is our responsibility to ensure that future generations can afford to stay and call this neighborhood home.

We need housing at or below 50% AMI, investment in our schools and infrastructure, and protection of our scarce manufacturing district. I urge you to fight for these basic needs of our community and reject this rezoning application.

Thank You

Ashley Reed

Outlook

[EXTERNAL] Oppose rezoning 7801 Qns Blvd

From Carmen OT [redacted]
Date Mon 9/22/2025 4:24 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>; Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and Members of the City Council,

My name is Carmen Ochoa, and I am a lifelong resident of Elmhurst. I write on behalf of my building's neighbor group (an informal tenant association) and our broader community. My connection to Elmhurst runs deep:

I was born, raised, educated, and continue to live here.

I chose to raise my child here and plan to retire here because I believe in Elmhurst.

My family's roots in Elmhurst go back to the late 1950s. For generations, we have quietly contributed to the community, helping neighbors regardless of differences, and persevering through challenges with little government support.

Today, our community is facing serious hardships, and we cannot afford more injustices. I urge you to vote No on the rezoning application for 78-01 Queens Boulevard.

I oppose this rezoning for the following reasons:

1. Public Health Risks and Toxic Land Sites
I do not trust the City's track record in remediating toxic sites and brownfields. I am a firsthand witness to the contamination at 78-07 Queens Boulevard and surrounding areas, which were historically industrial sites. Four elders in my family lived, worked, and attended school nearby. All four developed cancer, despite no family history of the disease. Two passed away, and one lives permanently impaired. This is a 50% survival rate. There are lawsuits regarding PS 7 and cancer clusters—clear evidence that past remediation was inadequate. Why did the City permit construction of a school, supermarket, and event spaces on contaminated land? If you allow this rezoning and new construction without proper accountability, you will be complicit in repeating the mistakes of the past.

2. Overburdened Infrastructure

Elmhurst, like much of New York City, has a century-old infrastructure that has not been adequately maintained. Our community now experiences flooding in areas that never did before, with little City assistance. Traffic congestion—both vehicular and pedestrian—is already overwhelming. Adding more luxury development will only worsen these conditions, straining infrastructure that cannot handle the current demand.

3. Gentrification and Loss of Affordability
Luxury apartments do not equal affordable housing. Elmhurst is already experiencing overcrowded, unsafe conditions, with multiple families renting single apartments or units being illegally subdivided. This rezoning is not designed to serve working-class residents—it is designed to push us out. Where will our seniors go? Will our children be priced out of the community they grew up in? This path only deepens inequality and diminishes future opportunities for Elmhurst families.

Our community board voted against this rezoning. Fifteen local organizations have expressed their opposition. More than 150 residents have signed a petition rejecting it. I ask that you honor the will of the people you represent and vote No on the rezoning of 78-01 Queens Boulevard.

Elmhurst deserves investment that strengthens its infrastructure, protects public health, and provides true affordable housing—not projects that threaten our lives and displace our families.

Respectfully,
Carmen Ochoa
Lifelong resident of Elmhurst, Queens

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Deven Bhatt [redacted]
Date Wed 9/24/2025 11:50 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Deven Bhatt. I am a resident of Elmhurst, born and raised in Elmhurst.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because the continued gentrification of our community (due to the attractiveness of these so-called “luxury apartments”) is increasing rent prices for those who already struggle to make ends meet. While my wife and I can afford even egregious increases to rent, I worry about folks like my parents who have seen their rent increase to levels that is not in line with their wages. My parents are life long Elmhurst residents, hard working low-to-middle income Americans who are trying to realize their “American dream” living an honest life. Unfortunately as we know capitalism is anything but honest when we give unrestricted license to the wrong people. I am deeply concerned with the motive of those already very wealthy and in turn sacrificing the culture and community of Elmhurst. I’ve seen what these high rises have done to communities like Woodside, Long Island City and parts of Astoria, gentrifying the community, whitewashing authenticity, and driving prices in every which way. While we cannot unfortunately stop the gentrification of all of America, against all odds, we can at least try to stop it in our community of Elmhurst. And this is coming from someone who used to live in one of these so-called “luxury apartments” AKA: thin walls, broken “amenities,” and poor insulation. There are too many of these “luxury” buildings and not enough affordable units. Please lets focus on affordability for the most vulnerable people in our community, not prioritizing the interests of rich guys in suits.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,
Deven Bhatt

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Farzana Linda [redacted]
Date Wed 9/24/2025 6:50 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Farzana Linda. I am a long time resident and constituent of your district
.
My ties to Elmhurst are in the following ways:
a) Have lived in Elmhurst and Council District 25 for over 20 years
b) Work and serve community members in Elmhurst
c) Connected to local organizing and community groups throughout Elmhurst, Jackson Heights, Corona, Woodside

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

I am against this rezoning because of the following reasons:

1) This neighborhood is suffering from gentrification with rents continuing to rise because of high rise developments like this. We cannot afford more developments that promise only a small portion of rents meant to be “affordable” which often do not qualify those who are most at risk of displacement. Only 79 units out of the 314 units are being claimed to be “affordable.” Just 16 units would be available to Community Board 4 residents, and only 6 at or below 50% AMI—unreachable for most working-class families in City Council District 25. It does not change that 235 of these units will be at market rate, which we have repeatedly seen spur on gentrification in the surrounding area and displace communities who have been here for generations. Make no mistake, this is a LUXURY development.

2) This level of market rate housing will also bring in further luxury development and big corporate retailers. Little Thailand Way and Elmhurst’s Chinatown is just a 10 minute walk away from the proposed development. Many working class immigrant communities live, shop, work and socialize here. Small businesses play a critical role in this and the development is likely to

spur further gentrification by their displacement and the onslaught of new corporate developers looking to serve those living in market rate apartments. This will drive up rent even further and displace small mom and pop shops who are already contending with unaffordable commercial rent. Just look at the line of small businesses near Moore Hempstead Park (by Pettit Ave) and other small businesses on Broadway that have already shutdown. These businesses make up the cultural fabric of Elmhurst and the diversity of City Council District 25 and must be protected from further displacement.

3) This will disproportionately have a negative impact on the working class Asian American community of this district.

As a long time constituent of this district, I will be closely following Council Member Krishnan's decision. Having used being Asian American as a critical part of his campaign to bring in voters and supporters, I hope he will hear our voices and stop this rezoning.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials, would vote accordingly.

Sincerely,

Farzana Linda

Outlook

[EXTERNAL] Oppose Rezoning at 78-01 Queens Boulevard, 11373

From Fiel Sahir [redacted]
Date Wed 9/24/2025 10:24 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is Fiel Sahir, LMSW. I am a friend of Lester Lin and former employee of City Mission a local organization in Elmhurst. Most recently, they created murals to beautify the neighborhood with which CM Krishnan has been involved. During my time at City Mission, it was my job to work with people in the community and be aware of the issues in the neighborhood and help connect people together.

My ties to Elmhurst are in the following ways:
a) I was raised here, grew up here, got married here and I still live in Elmhurst.
b) I used to work for City Mission which was started by Lester Lin.
c) I am a part of the Indonesian community of Elmhurst.
d) As a child I was a part of the local Boy Scout group Troop 17.
e) I attend church in Elmhurst and am the son of a now retired local pastor.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

I am against this rezoning because of the following reasons:
1) There are already many buildings with apartments throughout Queens Blvd and rent is still as high as ever, if not higher.
2) I find it interesting how quickly this has moved and seemingly without consulting the community.
3) I do not see how this benefits Elmhurst or its residents beyond people that are from outside of the neighborhood and seek to benefit from land acquisition.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,

Fiel Sahir, LMSW

Outlook

[EXTERNAL] Testimony in regards to rezoning 78-01 Queens Blvd

From Francesca [redacted]
Date Tue 9/23/2025 8:10 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Good morning,

As a long time resident and homeowner in Elmhurst I am enraged at this development plan. I am writing to testify against the rezoning of
8 Elmhurst Properties 78-01 Queens Blvd. This is an abuse of power, the developer should have not purchased these properties if the zoning did not fit his luxury property agenda. The developer purchased these properties at a lower cost because of the zoning and felt he could later change the zoning for his gain and greed. This is a neighborhood home to many hard working families and rezoning should not just be convenient for developers and their personal profit. These properties are located right by a public school and would create many dangers for school Children. The debris they will have to inhale entering and leaving the school can be medically unsafe. Will the developer cover these medical care if arise? The debris, traffic and noise they will have to endure during recess and in the classroom is not fair.

This development will not only affect schools and classrooms, but it will also force families out due to overdevelopment, rise in homes/rents, and gentrification. I am strongly against this project and rezoning.

Thank you,
Francesca Roman

Outlook

[EXTERNAL] Rezoning of 78-01 Queens Blvd.

From Howard Moskowitz [redacted]
Date Mon 9/22/2025 7:35 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

To Whom it may concern:

My name is Howard Moskowitz, and I have lived in Elmhurst for the past 35 years.
I strongly oppose the rezoning of 78 - 01 Queens Boulevard.
The proposed development will put a strain on the already over burdened infrastructure. The sewer system, electrical grid and utilities that coexist are already strained to the max. With the increase of population, traffic congestion, as well as noise and air pollution will be adversely affected.
Thus the quality of life and our community will be severely negatively affected.
Please support us by not approving this application for rezoning.

Sincerely,

Howard Moskowitz

Outlook

[EXTERNAL] Subject: Oppose rezoning at 78-10 Queens Blvd

From indira chongbang [redacted]
Date Wed 9/24/2025 10:08 AM
To District25 <District25@council.nyc.gov>; Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

My name is Indira Chongbang I am the bord member of community board 4. I represent Elmhurst, New York.
My ties to Elmhurst are in the following ways:

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
I am against this rezoning because of the following reasons:

With our community board voting this down, with 15 local organizations disapproving this application and with 160 signers of a petition against this rezoning, I hope you, as our elected officials with vote accordingly.

Sincerely,

Regards,

Indira Chongbang

Outlook

[EXTERNAL] Urge to Vote NO to 78-01 Queens Blvd Rezoning Proposal

From James McMenamin [redacted]
Date Mon 9/22/2025 2:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; cmkrishnankrishnan@council.nyc.go <cmkrishnankrishnan@council.nyc.go>

[redacted]

Dear Land Use Committee and Councilman Krishnan,

My name is James McMenamin. I have lived in Elmhurst for 58 years, all of my life, and serve as Vice President of three community organizations, two of which apply here: Newtown Civic Association and Elmhurst History and Cemeteries Preservation Society. In this brief email, I echo the sentiments in a letter sent to the Councilman's office last week, which is the absolute urge to vote NO on the rezoning proposal concerning 78-01 Queens Boulevard. When I found out about this proposed project, and then attended at the CB4 meeting, and shared this news with residents at Community Meetings, Churches, Classrooms, and Street Fairs, I emphasized the horrific impact it will have on our already dense, crowded neighborhood.

The stretch along Queens Boulevard and its side streets have long been utilized for manufacturing purposes, factories, warehouses, and on the boulevard itself, primarily automotive repair and supply companies, who after 80 years, left behind contaminants and chemical traces in the ground. According to residents, there have been higher incidents of cancer, and further studies are imperative to ensure safety compliance.

This massive structure, a development which would dwarf all others in the area, would encourage further development in an area already overburdened by crowding of schools, streets, traffic, lack of parking, lack of open space, and in this case especially, a true lack of regard by ownership for the communities concerns, and the concerns of adjacent properties he boldly declared in the CB4 meeting,would follow suit after this proposal, without even yet owning the adjacent properties. This proposal at 78-01 would then, not just hypothetically, but ensure further out of place unwanted development, buildings clearly intended for profit, where residents would be priced out, due to obvious affordability issues. In addition, one can stroll from Wooddside through Elmhurst, on the Boulevard, where a number of 19th century properties stood, and observe a number of newer unappealing bldgs, some of which remain still padlocked, and vacant. Our area is also prone to flooding, has an outdated sewer system, a bldg of this magnitude would increase the already concerning drain on infrastructure.

As a resident who has spent his entire life in Elmhurst, and has served the community, I am one to embrace change. I teach classes to newcomers, and participate in many cultural events, and welcome new ideas. This out of scale behemoth at 78-01 Broadway is an issue to oppose vigorously, it would have no beneficial impact for Elmhurst at all, and would deteriorate the quality of life for all nearby residents. Lets not developers with deep pockets, and tricky conniving persuasive skills fool any influential ears. I reiterate to the Committee, and Our Councilman Krishnan, who has presented himself as a man of the people, to vote a resounding NO, save Elmhurst from this land grab! James McMenamin

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From imij seven [redacted]
Date Wed 9/24/2025 10:06 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>; Speaker Adams <SpeakerAdams@council.nyc.gov>; info@queensbp.nyc.gov <info@queensbp.nyc.gov>; mayoreric@cityhall.nyc.gov <mayoreric@cityhall.nyc.gov>

[redacted]

1. CM Krishnan and the City Council,

   My name is Jennifer. I am a constituent.
   My ties to Elmhurst are in the following ways:
   a) my mother in law lives here
   b) my family owns property here
   c) my family goes to church here

   I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
   I am against this rezoning because of the following reasons:
   1) area is too dense already
   2) it will negatively affect the transit, water, and sanitation services
   3) the schools in this area are already overcrowded

   With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

   Sincerely,
   Jennifer

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From Jennifer [redacted]
Date Tue 9/30/2025 7:53 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Jennifer K. I am a fellow resident in Woodside.

My ties to Elmhurst are in the following ways:
a) I often go to Elmhurst for groceries, restaurants, and
b) I live very close by and also consider Elmhurst home, too.
c) I go to church very close to 78-01 Queens Boulevard.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because of the following reasons:
1) Of the 200+ market rate homes that are out of reach for local residents.
2) The 13 story building is out of place with the rest of the neighborhood.
3) It will gentrify the neighborhood, drawing in other luxury buildings and commerce that will take away from the mom and pop stores.

With our community board voting this down, with 15 local km organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,

--
Jennifer M. Kong
[redacted]

Outlook

[EXTERNAL] Fw: Oppose rezoning at 78-10 Queens Blvd

From Jennifer Ochoa [redacted]
Date Sun 9/21/2025 6:10 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Subject: Oppose rezoning at 78-10 Queens Blvd

CM Krishnan and the City Council,
My name is Jennifer Ochoa. I was born, raised and continue to live in Elmhurst with my 3 generation family, and proud of it !. I represent Queens CB4, AOFE PTA , Elmhurst History and Cemeteries Society, Newtown Civic Association, Elmhurst Baptist Church GEMS Women's Group, Table Of Nations at historic St. James Episcopal Church.

My ties to Elmhurst are in the following ways:

a) My family has been here since the latter part of the Eisenhower administration. My family has been witnesses and participated in the changes that occurred in Elmhurst and the US. Thanks to their sacrifices, my life has been better and 'easier' than they had it. I only hope I can say the same for my children.
b) I volunteer and give back to my community and City as much as I can. I am a board member of my community board, partake in my son's PTA and other organizations on my community. My family was greatly impacted by the Kennedy administration and their faith, thus it was our responsibility to give back.
c) I was born and raised in Elmhurst. I chose to stay in Elmhurst and raise my family. I had the opportunity to raise my family in the Garden District of Jackson Heights, and I said "No Thanks!"

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
I am against this rezoning because of the following reasons:

1) All of Queens Blvd has been over developed with high raisers that are rented as luxury living apartments. The average person does not understand the alphabet soup of AMI, HUD, AGI... and the formula is not equivalent to the earnings of the residents of the community. The guidelines under the affordable housing serves to benefit the developers and those financially benefitting from the developments. The average resident can not afford these so called affordable housing. The guidelines should be changed to reflect the people's income, family make up (eg: multi generational families, families raising grandchildren, college students living at home, families with extended members who are disabled...). Perhaps, 60 to 70 percent AMI, flexibility of what compromises a family and an easier understanding of the formula and agencies.

2) Invest in the community and help us grow. WE have always needed a YMCA, Boys and Girls Club of America, community center where disables adults, seniors, students can learn, exercise, engage with each other, combat criminal activity, address mental and behavioral health issues and plant seeds of belonging , pride and unity. The late State Senator Jose Peralta was the only politician actively working towards that goal. (A historical point: Elmhurst had a bowling alley and arcade, pool halls, roller rinks and disco/rock venues, 4 star hotel, 3 movie theaters, factories and all were torn down for the benefit and gain of developers. We got nothing in return except for ugly over priced structures.)

3) Why are studies down before behemoth structures are built ? Why do the traffic, water, environmental studies done after the fact and changes implemented only when there is a high mortality rate? Where are all the trees on Queens Boulevard ? Why did it have to be coined the Boulevard of Death on order to get changes done? The infrastructure does not support the

population right now, how then will adding more pressure/population to it worsen the situation ? The area is surrounded by schools, bus stops, Citibikes, and a family shelter. Lets not forget the supermarket and the night club with its fighting and shooting when showcasing stellar events; what and how will this impact Elmhurst? These need to be answered before any project is contemplated.

4) When my family initially arrived to Elmhurst, they were able to obtain jobs and go to school all along Albion Avenue, South Railroad Avenue, 43rd Avenue and Corona Avenue. Elmhurst was a place where you could live, educate yourself, get a job and participate in community events and go to local entertainment places. with time, the factories were built over and communal centers disappeared. The generation that helped build up Elmhurst were dealt a bad hand. They trusted government to do the right thing. They believed that the factories were safe and that these areas would be properly cleaned out of toxins before the construction of schools, housing etc... This part is very personal to me. My family tree did not have cases of cancer until the branches of the siblings that came to Elmhurst. Four siblings developed cancers and only 2 survived. Their coworkers also developed cancer with only 2 surviving to older age. I don't want any family to ever have to experience the pain of losing a loved one to cancer. These were avoidable and the structures that now stand there may still be toxic. Please review the case against PS Queens and the DOE. Elmhurst, with good conscience, can not and will not accept any construction or rezoning without a thorough clean up, those not based on the negligent criteria used now.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,
Jennifer Ochoa
[redacted]
Queens Community Board 4
EHCPS
NCA
AOFE PTA
GEMS/Elmhurst Baptist Church
TANA/Historic St. James Episcopal Church

Outlook

[EXTERNAL] Opposed to Rezoning 78-01 Queens Boulevard

From John Schaffer [redacted]
Date Mon 9/22/2025 10:31 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Dear Sir/Madam,

I am writing to adamantly oppose the rezoning of 78-01 Queens Boulevard.

As a crow flies, I live 2 blocks from this location and at least twice a week, I must cross the intersection of Queens Boulevard and Albion Avenue. As this intersection is used now there is a continuous and heavy flow of traffic on Albion with drivers trying to access Queens Boulevard. Adding a building with deliveries, hired cars (all double parked) and the 150 + vehicles parked inside its caverns coming and going, will have a significant increase and impact on traffic on both Queens Boulevard and Albion Avenue. This is not to mention what will happen when 400 high school students exit their classes in the newly built high school across the street from the proposed development.

An additional concern is the stress 300+ residential spaces will have on our utilities, including water, sewage during storms, natural gas and every summer; electricity.
Please support our community by not approving the rezoning of this property and the associated properties.

Best Regards,
--
John Schaffer
[redacted]

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From [redacted]
Date Thu 9/25/2025 2:26 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is Joseph Vidal. I was born and lived here my whole life. My family has worked in the neighborhood, and volunteered at local school and church activities. Growing up here, I got to know a lot of my older neighbors, many of whom I help out now that I'm older. This is home. But as I've gotten older, I have seen many things change over a short period of time. Many buildings are going up, businesses are decreasing, and rent is higher than ever before. I am against this rezoning at 78-10 Queens Blvd.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

I am against this rezoning because of the following reasons:

The building they plan to put up will NOT be affordable. Who are we trying to attract? Do we need more apartments no one can afford? From what I've read, only 25% will be "affordable" out of 314. That's simply outrageous. We already have a housing problem here, and the answer isn't putting up more unaffordable places. We need ALL OF IT to be affordable housing.

What about parking? I seriously doubt they can find/build enough parking. Imagine the added traffic and possible accidents that can arise from having too many cars in that area. Especially in the mornings, kids are trying to get to schools nearby, and crossing the Blvd. by that area is already worrisome.

Accepting this rezoning could allow developers to brazenly push for more places to rezone. We could possibly lose more places. As I mentioned earlier, over the years, I've seen a decrease in businesses in favor of apartment buildings. New York prides itself on local mom-and-pop shops and growing up I definitely saw these stronger in Elmhurst than anywhere else. I know many local businesses and their owners. Whether it’s my local pizzeria, pharmacy, or 99¢ store, they are a part of what makes this neighborhood a great place to live and I'm afraid that we might lose them in the near future to rezoning.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,

Joseph Vidal

Outlook

[EXTERNAL] Opposed to Rezoning 78-01 Queens Boulevard

From L Wong [redacted]
Date Mon 9/22/2025 7:38 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc krishnan@council.nyc <krishnan@council.nyc>

[redacted]

Dear Sir/Madam,

I am writing to oppose the rezoning of 78-01 Queens Boulevard.

I am a long-time resident of Queens having lived here for over 30 years. This area surrounding Queens Boulevard has been flood-prone and the additional properties will exasperate the problem overloading the sewer system and pushing older electrical grids to the limit.

This neighborhood is also overcrowded with single family homes converted to 2-4 family homes resulting from greedy developers who have no concern for the community's best interest.

Please support us and not approve this rezoning application.

Regards,
Linda Wong

Outlook

[EXTERNAL] Say No to the 78-01 Queens Blvd Rezoning

From RACHEL LAM[redacted]
Date Mon 9/22/2025 10:59 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Dear Planning Commission Members,

I'm writing as a concerned Elmhurst resident to ask you to reject the rezoning request for 78-01 Queens Boulevard. The proposed 13-story building would really hurt our neighborhood in ways that I don't think have been fully considered.

I'm worried about:

The construction alone would be a nightmare. We're talking about months, maybe years, of constant noise, dust, and heavy trucks rumbling through our streets. I have elderly neighbors and families with young kids who shouldn't have to deal with that kind of disruption to their daily lives.

We'll lose our sunlight and fresh air. A 13-story tower is going to block out the sun for the houses around it and cut off the natural airflow we rely on. That's not fair to the families who've been living here and taking care of their homes for years.

Our streets can't handle more cars. Anyone who lives here knows how hard it already is to find parking or get through traffic during rush hour. Adding hundreds more residents is just going to make it worse for everyone.

Our buses and trains are already packed. The 7 train and local bus routes are crammed during peak hours. Where are all these new residents supposed to go when they can't even squeeze onto public transit?

Emergency response times matter. When someone calls 911, every minute counts. More traffic and congestion means it takes longer for ambulances, fire trucks, and police to get where they need to go.

We're worried about being priced out. Big developments like this tend to drive up rents and property taxes, and a lot of us are concerned about being able to afford staying in the neighborhood we call home.

I'm not against all development, but this project is just too big for our area. It feels like the developers are putting their profits ahead of what's actually good for the people who live here.

I really hope you'll listen to residents like me and vote no on this rezoning application. Elmhurst is a great neighborhood because it works for the families who live here – let's keep it that way.

Thank you for taking the time to consider our concerns.

Sincerely,

Man Lam (Rachel)

[redacted]

Woodside NY 11377

[redacted]

Outlook

[EXTERNAL] In opposition to the rezoning at 78-01 Queens Blvd.

From Memo Salazar [redacted]
Date Tue 9/23/2025 11:25 PM
To Krishnan, Shekar <SKrishnan@council.nyc.gov>; Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

I am voicing my complete opposition to this proposed rezoning at 78-01 Queens Blvd. Out of the 314 residential units in this proposal, only 79 are considered “affordable” under MIH requirements- and as you well know, even those lie above the actual affordability line to the people that live here. Only 6 of those units are at or below the 50% AMI that is characteristic of the people who live here and need housing the most. Most of the units will be "market rate", which in 2025 is a synonym for luxury apartments only the affluent can afford. If you pass this rezoning, you are directly causing racial displacement and making the problem worse.

The crisis we have is not about housing, but about affordability. Increasing supply of luxury housing in no way alleviates this crisis anymore than growing more oranges will lower the cost of apples. The data is clear on this issue, and, as you well know, the only people that profit are the developers. Prices do not go down when you increase the supply of market rate apartments- the units just get bought up by the wealthy, leaving the level of actual need for housing in the community untouched.

There are plenty of other reasons to vote no- the loss of manufacturing space, the complete clash with the character of the neighborhood, and the fact that the land under this development rests upon a brownfield site. It's unconscionable that the city would even consider this an acceptable project for its residents. I urge you to vote no.

Memo Salazar, co-chair of the Western Queens Community Land Trust.

Outlook

[EXTERNAL] Opposing rezoning at 78-01 Queens Boulevard.

From Mike Drake [redacted]
Date Wed 9/24/2025 7:19 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>; District25 <District25@council.nyc.gov>

[redacted]

CM Krishnan and Members of the City Council,

My name is Mike Drake, and I am a lifelong New Yorker and proud Queens resident. I live on Broadway, just a few blocks from the proposed rezoning site at 78-10 Queens Boulevard.

I want to be clear: I am not opposed to development. I welcome projects that strengthen and improve our neighborhood. But this rezoning, as currently proposed, does not meet the needs of our community. A development of this scale must provide adequate parking — at least one space for 80% of the units — to avoid worsening congestion. And the affordable units must be reserved for Queens residents, ensuring the benefits go to the people who already live and contribute here.

The opposition to this rezoning is loud and clear. Community Board 4 voted **30-2 (with 1 abstention)** against the application. Fifteen local organizations (and counting) have signed a letter of opposition. Over 150 neighbors have added their names to an e-petition. Despite this, the Queens Borough President disappointed many by approving the application.

With our community board, our civic organizations, and our neighbors unified in opposition, I urge you to listen to us — the residents most directly affected. Please vote **No** on this rezoning application.

Thank you for your time and your commitment to protecting the quality of life in Queens.

Sincerely,
Mike Drake

Subject: Oppose rezoning at 78-10 Queens Blvd

CM Krishnan and the City Council,

My name is Mildred Ramirez, I am a CB 4 Board member. I represent my community, friends, neighbors and family.

My ties to Elmhurst are in the following ways:
I have lived in Corona Queens for over 50 years, have friends and family that live in Elmhurst. We have seen the changes on the new buildings being built, and while they are very nice and pretty, the rent is not affordable.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
I am against this rezoning because of the following reasons:

Cost of Living:

Elmhurst's cost of living is 73% higher than the U.S. national average, primarily due to high housing, transportation, and food costs.

A single person in Elmhurst required an estimated $4,282 in monthly living expenses in 2025.

Lack of affordable housing: While many rezonings include affordable housing components,the proposed plans do not go far enough to address the neighborhood's affordability needs. The proposed level of affordability is not sufficient to address the housing crisis in the area and call for a higher percentage of units to be permanently income-restricted at deeper affordability levels. or for all housing on public land to be 100% affordable.

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials, would vote accordingly.

Sincerely,

Mildred A. Ramirez

Outlook

[EXTERNAL] Opposition testimony to the proposed 78-01 Queens Blvd

From M Wong [redacted]
Date Mon 9/22/2025 6:04 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; District25 <District25@council.nyc.gov>

[redacted]

I am writing to express my strong opposition to the proposed housing development at 78-01 Queens Blvd. . While I understand the need for residential housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services, especially our overburden sewer system and electric grid.

Additionally, the construction of this project would result in significant environmental disturbance to the contaminated soil at the site. The site has an E designation. The location was once home to auto repair shops and heavy manufacturing businesses. In the past business owners would just dump their used oil and other contaminates into the soil at the site. Today, we know we can't do that. The entire site needs to go through a thorough environmental review and cleanup. Meanwhile, there is no environment cleanup included in the project.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter

Miley Wong

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Mitchell Grubler [redacted]
Date Mon 9/22/2025 9:34 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Subject: Oppose rezoning at 78-10 Queens Blvd

CM Krishnan and the City Council,

My name is Mitchell Grubler. I represent the Queens Preservation Council as Chair.
I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.
We are against this rezoning.

With the community board voting this down, with 15 local organizations disapproving this application and with 160 signers of a petition against this rezoning, I hope you, as our elected officials will vote accordingly.

Sincerely,
Mitchell Grubler, Chair
Queens Preservation Council

To: Hon. CM Krishnan and the City Council,

Subject: Opposition to rezoning at 78-10 Queens Blvd

Date: September 23, 2025

Hon. CM Krishnan and the City Council,

My name is Moe Chan Liu. I would like to submit my opposition to rezoning at 78-10 Queens Blvd.

I have been a resident of Elmhurst for the past more than 20 years. I am a member of Community Board 4, which serves neighborhoods including Elmhurst. I have also been a community advocate for the past 20 years. I am an entrepreneur in Elmhurst. I have promoted the community and its small businesses over the past years.

I am opposing the rezoning because 1) I don't believe the developer is clear on the question of "affordability" part 2) the developer hasn't addressed the environmental concerns since the area has been for manufacturing 3) the developer has not addressed the residents' serious concerns of "socio-economic impacts" and 4) I don't believe the developer has been transparent enough on their project.

In conclusion, with our community board voting this down overwhelmingly, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I call on you to vote against it.

Thank you.

Moe Chan

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From [redacted]
Date Tue 9/23/2025 9:14 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is Morgan Taylor. I am a local resident and business owner in Elmhurst.

My ties to Elmhurst are in the following ways:

A) Resident
B) Business Owner
C) Community Board Member

I urge CM Krishnan and the City Council to vote **No** to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because of the following reasons:

1) I have concerns on the strain this type of building will put on the existing infrastructure of the area including but not limited to, Public Sewage and power systems, schools, public transportation and roads
2) The development is proposed on a current Brownfield Site. Environmental concerns abound along with worries about the detrimental health effects on potential residents and workers on the site
3) The lack of TRULY affordable housing that will be available should this development proceed. We have a number of market rate (read unaffordable to local persons) developments in the area just a few blocks both east and west of this site. The development does not address the AFFORDABLE housing shortage we are currently experiencing, all it does is push further afield the locals that have lived and worked in the neighborhood for generations as there is no way that any current resident of the neighborhood will be able to afford one of these units at their proposed market rates.

With our community board voting this down, with 15 local organizations disapproving this application and with almost 200 signers of a petition against this rezoning, I hope you, as our elected officials, would vote accordingly.

Sincerely,

Morgan A Taylor

Outlook

[EXTERNAL] Constituent testimony: Rezoning of 7801 Queens Boulevard

From N. Go [redacted]
Date Sun 9/21/2025 3:25 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Dear City Council,

I'm Natasha Go, a New York City native and lifelong Queens resident, residing in Elmhurst for the past 5 years and serving on Community Board 4.

I'm writing to urge you to NOT approve the rezoning application for 78-01 Queens Boulevard in Elmhurst.

With such high density, school overcrowding, and traffic congestion in our neighborhood, building a new 314-unit luxury building inaccessible to local renters would force even more Elmhurst residents out of our neighborhood. The number of affordable units planned for the building would not serve the needs of a rent-burdened population here, and would exacerbate the gentrification challenges we've seen all across New York City. I urge you to keep your constituents in mind and to not allow this rezoning to promulgate inequality in our wonderful borough.

Thank you for considering my testimony in the review of the rezoning application.

Sincerely,

Natasha Go
--
Natasha Go || she, her, hers

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Nicholas Vidal [redacted]
Date Thu 9/25/2025 2:13 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

I am Nicholas Vidal, a proud lifelong resident of Elmhurst, Queens. I have lived on the same street my entire life, in the very building where my parents first met. It is no exaggeration to say that my life and livelihood are deeply tied to the prosperity of Elmhurst. It is for this reason that I must staunchly oppose the rezoning at 78-01 Queens Boulevard.

I urge CM Krishnan and the City Council to vote No to this rezoning. The proposed rezoning would have several deleterious effects on my local community.

Most importantly, the gentrification that would inevitably follow this rezoning would displace many industrious working class families that call this great neighborhood home. The affordability of this area has already been tenuous since the pandemic, and this rezoning would worsen the housing crisis that already has a detrimental impact on so many residents.

Furthermore, a luxury high-rise would clash with the existing cultural character of Elmhurst. The excessive new housing would crowd out the area and raise rents to impossible new highs—a problem that would very likely hamper the ability of the well-established Asian American community to continue living here and operating their local small businesses, cultural touchstones of the neighborhood.

Throughout my life, I have come to know the small business owners who live here, and they have also come to treat me as family. My local Chinese takeout spot greets me with open arms and asks about my mother. The deli knows my particular sandwich order when I walk in the door. The pharmacist tells me stories that I wouldn't have otherwise known about my late grandfather. This proposal threatens the very core of what makes all these community relationships possible.

Additionally, this proposal would change the nature of the zone, which is currently technically a light manufacturing zone. Though the site currently houses a commercial bank, it has great potential to generate jobs and economic prosperity for the residents of Elmhurst—if leveraged properly. Rezoning the area to be residential would entirely preclude this possibility, further contributing to the erosion of quality of life in this working class area.

I implore you to use your vote to allow this neighborhood to remain as it is, with the working class—the vital people and communities that make Elmhurst the wonderful place we know it to be—as its

lifeblood. With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, our elected officials, will represent your constituents and vote accordingly.

Sincerely,
Nicholas A. Vidal

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Blvd

From Nina Palattella [redacted]
Date Wed 9/24/2025 5:04 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is Nina Palattella, a media professional and writer. I live in Elmhurst, and I attend worship services and frequently volunteer in the community.

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because I do not believe it is the kind of development Elmhurst needs to keep our community truly affordable.

With our community board voting this down, with 15 local organizations disapproving this application, and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials, would vote accordingly.

Sincerely,
--
Nina Palattella

Senior Editorial Assistant, Kirkus Reviews
https://www.kirkusreviews.com/

Outlook

[EXTERNAL] Please don't approve the rezoning of 78-01 Queens Boulevard

From Jerin Arifa [redacted]
Date Fri 9/26/2025 8:52 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Good evening,

I'm a longtime Elmhurst resident. I strongly oppose the rezoning of 78-01 Queens Boulevard.

Elmhurst is already overcrowded with few parking spots, crammed schools and a lack of green space for its residents. Approving a 304-unit building will not only make the overcrowded neighborhood worse in these ways. It will also raise rent in an area that is more affordable than the adjacent Jackson Heights or Rego Park.

Elmhurst residents can't afford higher rents or more crowded schools.

I hope you will please stop the rezoning.

Thank you!

Sincerely,
Nusrat Arifa *(she/her)*
Elmhurst, NY 11373-3846
[redacted]

Outlook

[EXTERNAL] Opposing rezoning at 78-01 Queens Blvd.

From Peter Bertran [redacted]
Date Wed 9/24/2025 6:58 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

Sent from Yahoo Mail for iPhone

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From Phil Wong [redacted]
Date Mon 9/22/2025 1:39 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is Phil Wong. I am a resident of Elmhurst Queens since 1976. I represent myself. My ties to Elmhurst are in the following ways:

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because of the following reasons:

1. This rezoning is for Luxury Developments; the developer is requesting a high density rezoning of R7X/C2-4. The developer is proposing one large development, but this rezoning will allow for future high density unaffordable luxury developments for the other lots being rezoned as well. This will lead to residents being pushed/priced out and gentrification. The MIH % offered is not affordable to our community. The Developers 13-story proposed will only offer 16 apartments that will actually be affordable to residents in our community. The developments to come after will also not offer affordability for residents in our community.

2. All the properties in this rezoning are highly contaminated sites with minimal clean up regulation placed by the developers, which is an E-designation, these sites require more than that. The proposal includes Properties not belonging to the developer and they were not even tested in the Environmental Review. This area is historically and still is a Manufacturing district, M1-1 zone. Example: High levels of cancer cases/lawsuits from neighboring P.S.7.

With our community board voting this down, with 15 local organizations disapproving this application and with 160 signers of a petition against this rezoning, I hope you, as our elected officials with vote accordingly.

Sincerely,

Phil Wong

Resident of Elmhurst for 50 Years.

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From Rhema Matcha [redacted]
Date Thu 9/25/2025 12:47 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Rhema and my ties to Elmhurst are in the following ways:
a) Volunteer at a community health center in the neighborhood
b) Place of worship located here
c) Friends and family live in the neighborhood

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

I am against this rezoning because of the following reasons:

1) The number of affordably priced units does not sufficiently prioritize the members of the community who already live here

2) It raises the cost of living and would lead to struggling families being priced out of their current homes

3) It brings more people to the neighborhood yet does not act as a solution for the ever-growing unhoused population in Elmhurst, most of whom work in construction for places that they can't even live in

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,
Rhema

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From Robbie Sheikh [redacted]
Date Sat 9/20/2025 4:41 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

My name is Robbie Sheikh, and I have been an Elmhurst resident for over 2 decades. I have many family members and friends that live in and near Elmhurst that have a vested interest in the well-being of the community. I also serve on Community Board 4 because I believe community input is vital for upholding democratic ideals and ensuring prosperity for all. With that said, the rezoning at 78-01 Queens Boulevard is of great concern to many of us.

I urge CM Krishnan and the City Council to vote **No** to the rezoning at 78-01 Queens Boulevard.

I am against this rezoning because of the following reasons:

1) it will be unaffordable for the vast majority of renters in our community

2) the increased population will exacerbate pressure on already weakened local infrastructure like schools and roads

3) the immense size of the proposed project will dwarf surrounding buildings and be out of sync with the aesthetics and character of Elmhurst

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials, will vote accordingly.

Sincerely,

Robbie Sheikh

Outlook

[EXTERNAL] Listen to your Constituents- Oppose rezoning at 78-10 Queens Blvd

From Salina Liu [redacted]
Date Wed 9/24/2025 11:26 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

CM Krishnan and the City Council,

As a child of immigrants and native New Yorker, I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard.

Elmhurst is a neighborhood that is characterized by the immigrant families who have settled down there and now call it their home. These people have made the neighborhood rich in culture and diversity and they are what make New York.

For you to allow for a re-zoning of their Elmhurst neighborhood for the sake of building an apartment building that is not affordable for the majority of people living in Elmhurst or in New York for that matter, makes absolutely no sense.

On top of that, this re-zoning only benefits the building developer. Even if apartments are partially affordable, this new build further perpetuates the housing crisis we have in New York. Stop allowing building developers to build apartments that will price out and displace the local people living in the area. If you care about your constituents please vote no to the re-zone.

Thank you for your time.

Best,
Salina L.

Outlook

[EXTERNAL] Opposed to Rezoning 78-01 Queens Boulevard

From S Wong [redacted]
Date Mon 9/22/2025 6:35 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Dear Sir/Madam,

I am writing to adamantly oppose the rezoning of 78-01 Queens Boulevard. I have lived in the same location for more than 30 years and know that our fragile infrastructure cannot handle a structure of this size. Our aged sewer system cannot handle heavy rains and residents in my area and along Queens Boulevard have had to live through multiple flooding of their homes. In addition, the electric grid has not been properly updated to accommodate the increase in population over the past 10 years.

People move here as they like the character of the neighborhood which has family-owned businesses and open air non-intrusive properties in this sector. I have great concerns that if this rezoning is approved, it will open the floodgates for other ambitious developers to apply for rezoning and devastate our quality of life and community.

Please support us by not approving this rezoning application.

Sincerely,

Sally Wong

Outlook

[EXTERNAL] Opposing rezoning at 78-01 Queens Boulevard

From Sandra Milena Beltrán [redacted]
Date Wed 9/24/2025 7:42 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>; District25 <District25@council.nyc.gov>; skrishnan@council.nyc.org <skrishnan@council.nyc.org>

[redacted]

Councilmember Shekar Krishnan
37-32 75th Street, 1st Floor
Jackson Heights, NY 11372

Dear Councilmember Shekar Krishnan,

We, the undersigned organizations, community leaders, and residents, write to express our strong opposition to the proposed rezoning and high-rise development at 78-01 Queens Boulevard. This application would eliminate one of the few remaining manufacturing districts in Queens and pose a dire threat of displacing working-class families, seniors and small minority-owned businesses. Given your role in land use decisions at City Council, we urge you to reject ULURP Application C 250044 ZMQ-78-01 Queens Blvd.

We appreciate your recent leadership in uplifting the beautiful diversity of our neighborhoods, protecting green spaces, and fighting for our seniors by expanding senior center programs. Yet, our neighborhoods are not immune to the growing wave of rezonings spurring gentrification and displacement across Queens. The proposal at 78-01 Queens Boulevard would usher in the same threat to Elmhurst, Corona, and Jackson Heights. We therefore urge you to reject the proposed rezoning for the following reasons:

- **Inadequate affordability:** The development at the heart of the proposed rezoning poses a textbook threat of displacements: Out of the 314 residential units, only 79 are considered "affordable" under MIH requirements, but none are affordable for our community. Just 16 units would be available to Community Board 4 residents, and only 6 at or below 50% AMI—unreachable for most working-class families in City Council District 25. While the applicant claims to provide affordable units for local residents, the fact remains that 235 of these units would be *market-rate*, fueling gentrification by raising the rent in the surrounding area and displacing families who have been here for generations.
- **Out-of-character with surrounding areas:** The R7X/C2-4 designation is grossly out-of-proportion with the neighborhood, where most buildings nearby are just one to three stories tall. A 13-story high-rise would tower over nearby homes, temples, and small businesses, casting shadows and blocking valuable sunlight. By potentially adding 2,000 new residents within just a two-block radius, this proposal will overwhelm our local infrastructure and schools, increase traffic congestion and set a dangerous precedent for high-density developments in nearby lots.
- **Threaten local cultural districts:** The project is a mere ten-minute walk from Elmhurst's Chinatown and Little Thailand Way. As we've seen in other Chinatowns and ethnic enclaves across the city, one luxury development can pave the way for more luxury housing and high-end stores. In turn, these developments will jack up rent prices for our Asian American small businesses and elderly residents that rely on these cultural corridors.
- **Spot zoning and loss of already-scarce manufacturing districts:** The rezoning would permanently eliminate scarce M1-1 land that could support light industry and future manufacturing jobs along Queens Boulevard. Even more troubling, our community would lose these opportunities while a single private developer reaps the benefit. Advancing this proposal without a comprehensive plan for the broader corridor raises the clear danger of spot zoning.

Rather than eliminating our remaining manufacturing districts to serve speculative development, the City should be preserving them.

- **Potentially dangerous environmental impacts:** The proposed development sits on top of brownfield sites. While the Department of City Planning issued a Negative Declaration, reintroducing contaminated lands into residential use can expose residents to potential health risks and require substantial remediation efforts. Moreover, the assessment failed to adequately account for impacts on air quality, transit, parking, and noise. By overlooking these concerns, the review understates the true environmental threats this project would impose on the community.

Our community needs truly affordable housing at or below 50% AMI, investments in schools and infrastructure, and protection of our manufacturing districts—not speculative rezonings for luxury high-rises that are vehicles for gentrification and displacement. We urge you to reject this clear land grab and protect the future of Elmhurst by supporting truly affordable and safe housing for our neighbors.

Thank you for your consideration.

Sincerely,
OCA-Asian Pacific American Advocates NY, Brianna Cea/Immediate Past President and National Vice President of Public Affairs, OCA-National
Reinvested Inc/ A. Redd Sevilla, Board Chair
Elmhurst Table of Nations/ Melanie Romero, Co-lead
Young Governors/ Delia Sorto, Director
Western Queens Community Land Trust/ Memo Salazar, Co-chair
Italian Charities of America, Inc./Domenic Giampino, President
The Newtown Civic Association, Inc./Thomas McKenzie, President
Flora Ministries / Noemi Cordova, President
Elmhurst History and Cemeteries Preservation Society/ Marialena Giampino, President
Burma Point - Moe Chan Liu, President
New Life Fellowship Church Elmhurst Congregation/ Rich Villodas, Lead Pastor
Elmhurst United/ Jennifer Chu, Director
New Life Community Development Corporation / Amy Zhao, Executive Director
NY Tibetan Service Center Inc./ Tenzin Tsering, Program Director
Chhaya Community Development Corporation / Annetta Seecharran / Executive Director
Queens Neighborhood United / Leadership Group

Outlook

[EXTERNAL] Oppose rezoning at 78-01 Queens Boulevard, 11373

From Sunita Menor [redacted]
Date Thu 9/25/2025 10:17 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Krishnan, Shekar <SKrishnan@council.nyc.gov>; [redacted]

[redacted]

Hello Krishnan and the City Council,

My name is Sunita Etwaroo and my husbands name is Travis Etwaroo we are members of the Elmhurst community. We represent my family and neighbors who are directly impacted by zoning decisions on Queens Boulevard.

Our ties to Elmhurst are in the following ways:

a) Our families live walking distance of the proposed rezoning site.

b) We rely transit and facilities that will be strained by overdevelopment.

c) We participate in community initiatives to preserve the character and livability of Elmhurst.

I urge CM Krishnan and the City Council to vote **NO** to the rezoning at 78-10 Queens Boulevard.

We are against this rezoning for the following reasons:

1. Overburdened infrastructure: Our schools, subways, and hospitals are already overcrowded and under strain. Adding more high-density housing will worsen these conditions without addressing the lack of capacity.

2. Lack of true affordability: The proposed development does not guarantee housing that is genuinely affordable to the working-class families who make up Elmhurst. Instead, it risks displacing current residents and contributing to gentrification.

3. Traffic and safety concerns: Queens Boulevard is already one of the most congested and dangerous corridors in the city. Increasing density here without adequate planning will lead to more accidents, pollution, and quality-of-life issues.

With our community board voting this proposal down, with 15 local community organizations disapproving this application, and with more than 150 residents signing a petition against this rezoning, I hope you—as our elected officials—will vote accordingly and stand with the Elmhurst community.

Best,
Sunita

Outlook

[EXTERNAL] Rezoning opposition of 78-01 Queens Boulevard

From Andi Polles [redacted]
Date Wed 9/24/2025 11:51 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>; Krishnan, Shekar <SKrishnan@council.nyc.gov>

[redacted]

Dear Council Member Krishnan and Honorable City Council Members,

My name is Suwandi Polles, a concerned and long-time resident of Elmhurst. I speak on behalf of my household and fellow community members who hold serious concerns regarding this proposal.

My connection to the Elmhurst community runs deep, as outlined below:

a) Long-Term Residency: I have resided with my family at Van Kleeck Street in Elmhurst for 20 years, which has given me a strong understanding of the neighborhood's character and requirements.

b) Civic Engagement: My family and I are members of New Life Church and active participants in community events.

c) Proximity to the Site: My home is situated at the apartment building on Van Kleeck Street, just a few blocks from 78-01 Queens Boulevard, meaning I will be personally affected by this development.

I strongly urge Council Member Krishnan and the City Council to vote against the proposed rezoning application for 78-01 Queens Boulevard. I object to this rezoning for the following essential reasons:

1. Increased Strain on Infrastructure: The scale and density of the proposed development will significantly burden our already overloaded local infrastructure, especially regarding school and utility connections.

2. Traffic and Safety Concerns: The anticipated rise in vehicle and foot traffic will worsen congestion on Queens Boulevard and nearby streets, posing serious safety risks for pedestrians, particularly children and the elderly.

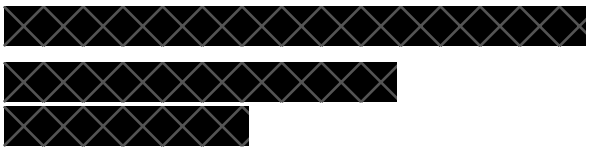
3. Impact on Neighborhood Character/Quality of Life: The extent of the rezoning is inconsistent with the surrounding community's character, which may lead to a decline in the quality of life due to lack of affordable housing, adequate parking, and increased noise pollution.

Considering that our Community Board has voted against this proposal, that 15 local organizations have formally opposed this application, and that over 150 individuals have signed a petition against this rezoning, the community's sentiment is resoundingly clear. I have confidence that you, as our

elected representatives, will act in accordance with safeguarding the long-term interests and welfare of the Elmhurst community.

Thank you for your attention to this crucial issue.

Best regards,
Suwandi Polles



Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From A B [redacted]
Date Sun 9/21/2025 4:46 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Good morning CM Krishnan and the City Council,

My name is Syneira. I am emailing about my concerns on the rezoning at 78-10 Queens Blvd.

My ties to Elmhurst are in the following ways:
a) I attend New Life Fellowship Church in Elmhurst
b) I regularly frequent restaurants, malls, local small businesses within Elmhurst
c) I connect with fellow residents of Elmhurst and connecting neighborhoods at Table of Nations in Elmhurst

I urge CM Krishnan and the City Council to vote No to the rezoning at 78-01 Queens Boulevard. I am against this rezoning because of the following reasons:
1) the residents of Queens cannot afford these types of rent. This bill will allow those who can afford to pay to live here and the people of Queens who are struggling to pay rent and can't afford a new building to leave. There's already homeless in Elmhurst/Corona that I've seen with my own eyes, and many buildings that are still for lease because nobody can afford the prices. Looking into sustainable options to provide affordable housing options for all, not newly constructed mixed use space
2) local small businesses will lose revenue due to the decreased foot traffic from construction
3) this will drastically increase the cost of rent for the corresponding properties

With our community board voting this down, with 15 local organizations disapproving this application and with 150+ signers of a petition against this rezoning, I hope you, as our elected officials would vote accordingly.

Sincerely,
Syneira

Outlook

[EXTERNAL] No to rezoning 78-01 Queens Boulevard

From Tom Lai [redacted]
Date Tue 9/23/2025 10:18 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Dear Sir/Madam,

I am writing to you in opposition to the rezoning of 78-01 Queens Boulevard, as we already have too many newly built multi-story buildings on Queens Boulevard that are not fully occupied yet. At rush hour, traffic on Queens Boulevard is horrendous. Having another massive building will only exacerbate the situation.

Please support us by not approving this rezoning application.

Sincerely,

Tom Lai

Outlook

[EXTERNAL]

From Vincent Laucella [redacted]
Date Sat 9/20/2025 9:15 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[redacted]

My Distinguished and respected and dually elected officials,
I write this on behalf of a concerned community member/ board member.
Family lived in this area since 1950s .

I respect the catchy term "affordable housing " but not when obvious this project is for substantial profits and over saturation of a crowded current community
This project Truly doesn't have the needs of a lower income community priced out even before demolition of the existing property has began ..

The proposed Infrastructure simply doesn't benefit the community right now, nor will a luxury complex as detailed 300+ apartments with "16 gifted " as affordable housing in the future.

The community board 4 opposition vote on the grounds we know the needs best as community leaders/ advocates. Our Respected ulurp and community leaders spent equal time following the concepts from day 1 of the proposed 78-01 project.
.. i ask this be carefully considered Committee Council members in government.

Stay Blessed ...

Yours Truly
Vincent Laucella
Community Board 4
110pct community council
Immediate Past President Queens United Lions Club

Outlook

[EXTERNAL] Oppose rezoning at 78-10 Queens Blvd

From YiLeen Gan [redacted]
Date Wed 9/24/2025 11:42 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District25 <District25@council.nyc.gov>

[redacted]

Dear CM Krishnan and the City Council,

My name is YiLeen Ang. I am a resident of Elmhurst and I am writing to represent all my neighbors in Elmhurst who are struggling to find affordable housing. I am also a community leader at Waypoint Church, a local community in Elmhurst. I am an organizer of Elmhurst moms, creating a meaningful community here. I live here and love my neighborhood

I urge CM Krishnan and the City Council to **vote No to the rezoning at 78-01 Queens Boulevard.** I am against this rezoning because of the following reasons:

1. This rezoning is for Luxury Developments; the developer is requesting a high density rezoning of R7X/C2-4. The developer is proposing one large development, but this rezoning will allow for future high density unaffordable luxury developments for the other lots being rezoned as well. This will lead to residents being pushed/priced out and gentrification. The MIH % offered is not affordable to our community. The Developer's 13-story proposed development will only offer 16 apartments **that will actually be affordable** to residents in our community.

2. This large rezoning proposal will threaten our small independent and immigrant owned businesses as well as **threatening a nearby cultural district of Asian American and immigrant owned businesses by increasing the overall rent prices exacerbated by this rezoning**.

3. This is not a win for Elmhurst - this is a land grab and only benefits a private developer! The developer bought this property for below market rate because it is in a manufacturing zone and wants to maximize his profits on the backs of our community

4. The Developer is trying to rezone other people's properties without their input, which is illegal.

5. The Developer is only interested in a high-density, 13-story, 173-foot building for luxury development for ultimate profits.

6. Elmhurst is **one of the most overcrowded communities** with a very dense population already, this will lead to stress on our infrastructure and more overcrowding in our schools, traffic, etc. We cannot accommodate another 16,000 plus residents in a small radius.

7. This area is surrounded by four schools, and the traffic is already very congested, and safety is

already an issue. We cannot put more stress leading to more congestion and safety issues with these high-rise, dense developments and we must protect all the children in this area of close-knit schools.

Our community board has already voted this proposal down, with 15 local organizations disapproving this application and with 168 signers of a petition against this rezoning, I hope you, as our elected officials, will vote accordingly. I urge you to consider the actual residents who are trying their hardest to create an affordable life here with their families.

Sincerely,
YiLeen