



August 8, 2025

Council Member Julie Won
New York City Council, District 26
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101

Dear Council Member Julie Won:

Our longtime partner and neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's courtyard renovation proposal for the OneLIC rezoning will increase access to the courtyard and first-floor amenities, provide space for children and families, and provide a new public open space for the surrounding community.

The transformation of MoMA PS1's courtyard will open up the institution and connect to the plaza in front of the museum, and also provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment, MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and first floor renovation will address critical accessibility needs and open up a new, green space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Laura Rothrock", written in a cursive style.

Laura Rothrock
President



Long Island City Partnership

NYC Council – Subcommittee on Zoning and Franchises

September 17, 2025

Testimony on One LIC Rezoning

Good morning, Chair Riley and Council Members,

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

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

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

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

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

Thank you.

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

Hello,

RE: ULURP Application Number C250176ZMQ

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

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

Thank you.

Sincerely,
Florence

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



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**City of New York
Community Board #1, Queens**

The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

Donovan Richards Jr.
Borough President, Queens
Michael Carlier
Director, Community Board
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June 25, 2025

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

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Richard Khuzami
Public Safety
Christopher Hanway
Transportation
Dominic Stiller

Re: Community Board I Queens Vote on the One LIC Neighborhood Plan
(ULURP Application No. C250176ZMQ)

Dear Mr. Garodnick,

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

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

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

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

Sincerely,

Evie Hantzopoulos

Chair, Community Board I

Elizabeth Erion,

Co-Chair, Land Use Committee

Andreas Migias

Co-Chair, Land Use Committee

BOARD MEMBERS (cont.)

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Plinia Sarchese
Judy Trilivas
Ryan Van Manen
Mario Vergara
Thomas Wright Fernandez
Pablo Zuniga

ENC.

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

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

Zoning and Urban Design

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

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

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

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

Stipulations

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

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

Infrastructure

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

Stipulations:

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

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

Affordability

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

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

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

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

Stipulations:

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

NYCHA Housing

Stipulations:

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

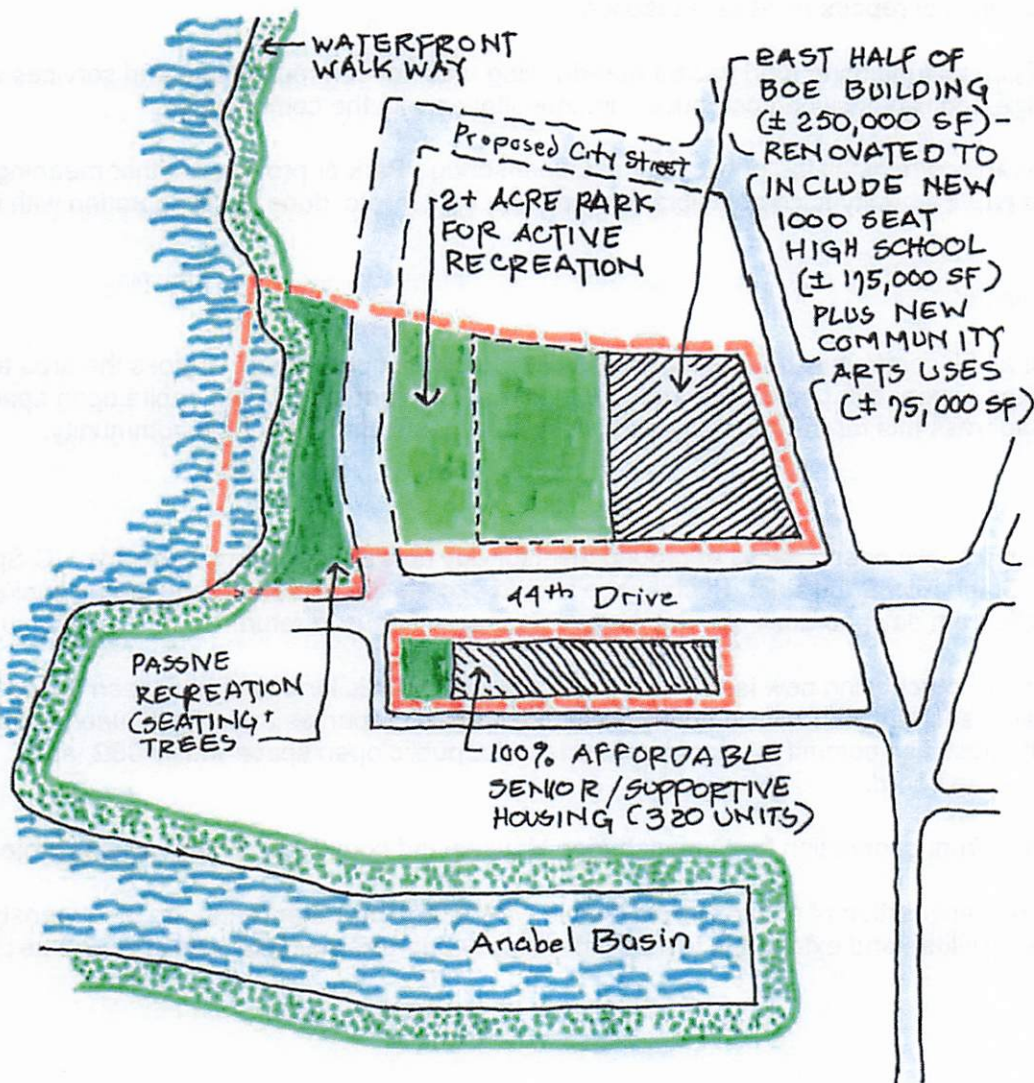
Open Space/Green Space

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

Stipulations:

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

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



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

Transportation

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

Stipulations:

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

School Capacity

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

Stipulations:

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

Oversight and Accountability

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



Donovan Richards
Queens Borough President

Community Board No. 2

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

(718) 533-8773

Fax (718)-533-8777

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

Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

August 19, 2025

Honorable Julie Won, NYC Council Member, Land Use Committee
Honorable Donovan Richards, Queens Borough President
Department of City Planning, Queens Office

Re: **Support for MoMA PS1 Courtyard and Plaza Access Renovation Project**

Dear Borough President Richards, Department of City Planning, and Council Member Won:

On behalf of Queens Community Board 2, we are writing to express strong support for the MoMA PS1 Courtyard and Plaza Access Renovation Project and to urge that this vital capital investment be prioritized.

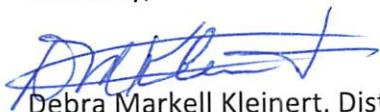
MoMA PS1 has long served as a cultural anchor in Long Island City, drawing local residents and national/international visitors alike. The proposed Courtyard and Plaza Access Renovation Project will transform the institution's outdoor space into a more accessible, flexible, and inclusive public area. The envisioned improvements – expanding public access, enhancing ADA-compliant entryways, and creating an inviting gathering place for both cultural programming and everyday community use – align directly with our community priorities: expanding open space, increasing arts and cultural investment, and supporting equitable neighborhood development.

The project's scope already includes an initial commitment from the City, and we believe that additional public funding is appropriate given MoMA PS1's designation as a Cultural Institution Group partner on City-owned land. With this renovation, the courtyard will not only strengthen PS1's public mission but also help address a longstanding need in western Queens for high-quality, community-serving open space. We also want to emphasize that our support for this project is consistent with our broader commitment to equitable investment in arts and culture across western Queens. We view the PS1 Courtyard and Plaza Access Renovation as one important step within this larger vision, alongside continued efforts toward fair, sector-wide support.

We thank you for your leadership on this important initiative and encourage the City to recognize and fund this project.

"Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth"

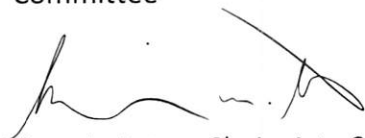
Sincerely,



Debra Markell Kleinert, District Manager
Queens Community Board 2

Christine Hunter

Christine Hunter, Chair, Land Use & Housing
Committee



Karesia Batan, Chair, Arts & Cultural Affairs
Committee



Anatole Ashraf, Chairperson
Queens Community Board 2

Prameet Kumar

Prameet Kumar, Vice Chair, Land Use &
Housing Committee



Eric Narburgh, Vice Chair, Arts & Cultural
Affairs Committee

cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Claire Valdez, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishnan, NYC Council Member
Katie Crawford, Department of City Planning
Hye-Kyung Yang, Department of City Planning
Lara Merida Department of City Planning
Molly Kurzius, MoMA PS1

Including Arts & Culture in the OneLIC Plan

Queens Community Board 2

OneLIC Working Group

presented by CB2 Arts and Culture Committee

May 27, 2025 (**recommendation slides updated 6/5/25 after feedback*)

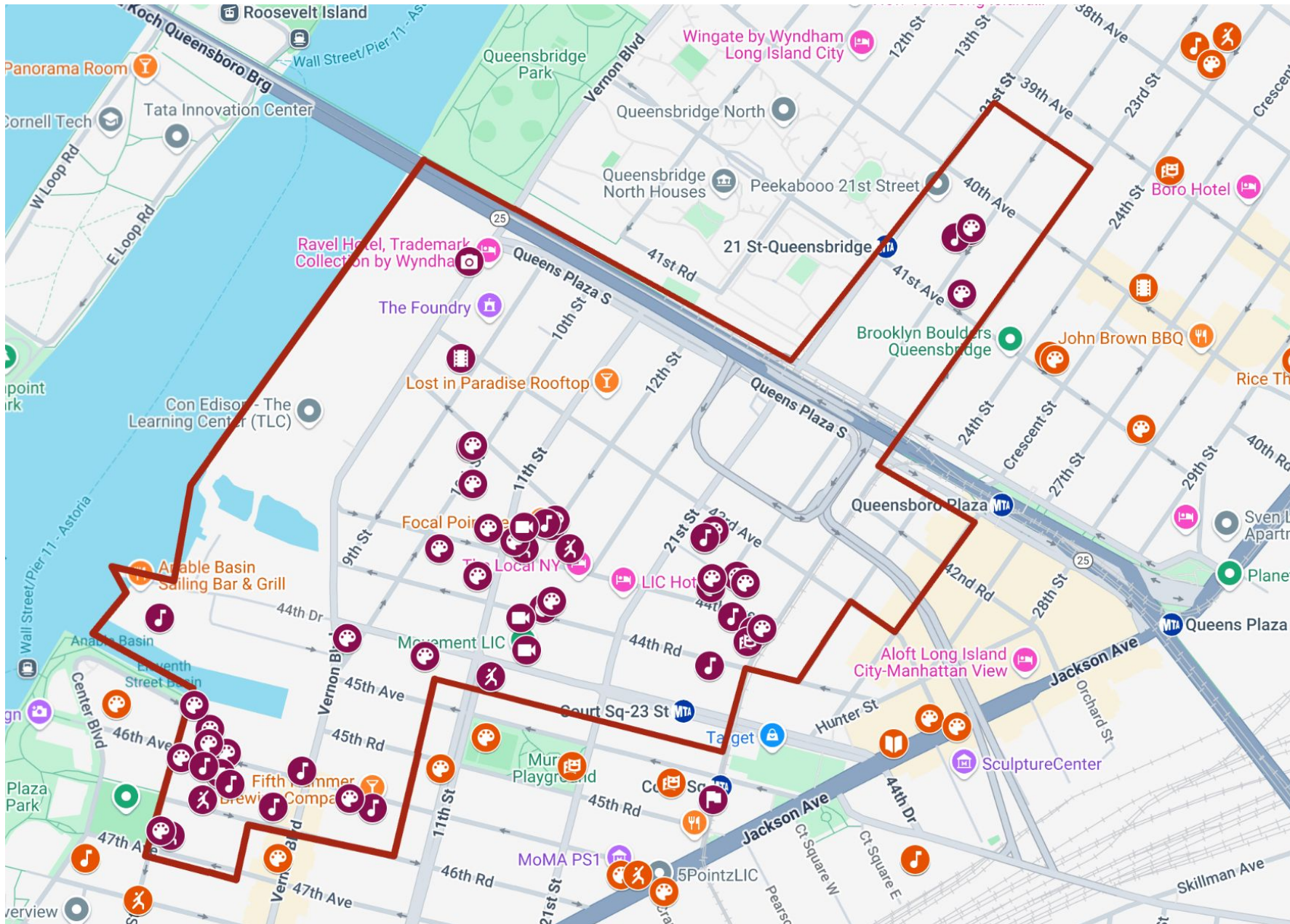
Presentation Overview:

- Issue of lack of specific goals in OneLIC for Arts and Culture
- Current status of Arts and Culture in LIC
- Opportunities & Proposed Implementations
- Tonight's goal: draft Arts and Culture recommendations to be updated into the OneLIC Plan

Arts and Culture misrepresented in DEIS and OneLIC

- **DEIS only identifies 3 arts and culture entities directly impacted by rezoning.** There are 200+ artists and groups (map next slide); more arts per square foot anywhere outside of Manhattan; hub for film and television on the East Coast
(note: Plaxall Gallery does not exist)
- **Does not factor the nature in which arts and culture occurs in LIC:** shared spaces, program collaborations, public/outdoor activations, majority with budgets <\$750K (citywide)
- **Underestimates economics of arts and culture:** every \$1 spent on the arts generates \$7 in economic activity, 77% of non-residents visit for culture—and *spend twice as much*
- **Cited efforts are inadequate to preserve or create long-term spaces:** DCLA's *Create in Place*, or “naturally occurring” opportunities are inadequate solutions

Arts and Culture **in/around** the Context Area



111 mapped locations

(Click on live Google map above)

Many locations house dozens of individual artist workspaces or arts organizations, demonstrating the need for more space and vulnerability to adverse impact if not included in the zoning plan.

Individual and group fine art studios and galleries

Recording studios

Dance companies and rehearsal spaces

Performing arts spaces that serve theater companies and performers

Outdoor art and performance sites

Two Case Studies

Culture Lab LIC (\$600K budget; \$1.2M with grants in FY25)

- 50-60K+ visitors/year
- 265 events/year including 14 exhibitions, 130 concerts, and serves two dozen other nonprofits, including local schools
- *Best of the Boro's* Art Gallery, Theater Arts Center, and Music Venue

LIC Artists (\$100K budget, volunteer-run)

- 200 core members (85% Queens-based)
- 85+ events/year including workshops, talks, and 25 exhibitions
- Year-round gallery at The Factory with 10,000+ annual visitors

Both rely on donated space from developers; without structural longterm investment, they risk displacement under new zoning. This will be a ripple effect in the LIC arts ecosystem

Economic Impact: City studies

City-Specific Economic Impact Studies on the Arts

- 1. New York City – Creative Economy Report (2024) Findings:** By 2022, employment and inflation-adjusted wage and salary earnings in NYC's creative economy had surpassed 2017 levels, indicating a strong rebound from the pandemic. [NYC Comptroller](#)
- 2. Jersey City, NJ – Arts & Economic Prosperity 6 (2022) Findings:** The arts and culture sector generated \$46 million in economic activity during 2022, with \$13.5 million from organizations and \$32.4 million from audience-related spending. [City of Jersey City+4City of Columbia Missouri+4](#)
- 3. Tacoma, WA – Arts & Economic Prosperity 6 (2022) Findings:** Tacoma's nonprofit arts and culture industry generated \$163 million in economic activity, supporting 2,065 jobs and generating \$28.7 million in tax revenue. [City of Tacoma](#)
- 4. Columbia, MO – Arts & Economic Prosperity 6 (2022) Findings:** The nonprofit arts and culture sector generated \$18.27 million in economic activity, supporting 592 jobs and generating \$3.73 million in tax revenue. [City of Columbia Missouri](#)
- 5. Fairfield County, CT – Arts & Economic Prosperity 6 (2022) Findings:** The nonprofit arts and culture industry generated \$255.3 million in economic activity in 2022. [culturalalliancefc.org](#)
- 6. National City, CA – Arts & Economic Prosperity 6 (2022) Findings:** The nonprofit arts and culture industry generated \$4.9 million in economic activity in 2022. [National City](#)

Economic Impact: Arts and Culture on Tourism

List of studies and reports that highlight the significant impact of arts and cultural events on tourism and local economies:

1. **Vermont's Cultural Tourism Impact: 80%** of tourists visiting Vermont cited attending a cultural event as their primary reason for the trip. Source: [Seven Days Vermont](#)
2. **Frisco, Texas: Localized Insights** An economic impact study revealing that **83.5%** of nonlocal attendees reported that their primary purpose for visiting was to attend a specific cultural event. Source: [Frisco Chamber of Commerce](#)
3. **San Francisco's Arts-Driven Economy** Data showing that arts and culture-inspired tourism contributes **\$1.7 billion** in revenue to San Francisco's local economy. Source: Bay Area Council [SF Mayor](#)
4. **The Guggenheim Museum Bilbao's Economic Impact** The museum's contribution to the GDP was 657.6 million, with a total demand generated of 762.2 million. Source: Guggenheim Museum [Guggenheim Bilbao Museum](#)
5. **The "Bilbao Effect" and Global Replications** Guggenheim Museum has significantly boosted the Basque region's economy and tourism since its opening. Source: [Le Monde](#)

Economic Impact sample: LIC

Comparative Spending Average by Attendee Origin per person, per event.

- **Local** attendees spend: **\$29.77**
- **Nonlocal** attendees spend: **\$60.57**

Just with Culture Lab LIC as an example:

60k visitors with 70% of that nonlocal (by CC zip code) = 42k visitors.

42k x \$60 = **\$2,500,000**

18k x \$30 = **\$540,000**

\$3,040,000 in local economic impact to LIC, by just one arts organization.

This spending pattern underscores the role of arts events as catalysts for huge local economic activity, benefiting a wide range of businesses and services within the community.

Economic Impact Calculator

CB1 & CB2 Area Population: 300,000

Organization's Total Operating Expenses: \$1,200,000

Annual In-Person Attendance: 60,000

source: [Arts & Economic Prosperity \(AEP6\)](#)

TOTAL ECONOMIC IMPACT

 ARTS & ECONOMIC PROSPERITY 6	Total Expenditures	Jobs	Household Income	Local Government Revenue	State Government Revenue	Federal Gov Tax Revenue
Organization(s):	\$1,200,000.00	23	\$929,736.00	\$24,660.00	\$37,116.00	\$187,812.00
Audiences:	\$2,796,637.00	39	\$1,388,167.00	\$79,285.00	\$108,426.00	\$254,102.00
Total:	\$3,996,637.00	62	\$2,317,903.00	\$103,945.00	\$145,542.00	\$441,914.00

Questions for DCP & CB2 Working Group

OneLIC is an opportunity to intentionally integrate arts into planning and policy, model city-led social responsibility and sustainable investment

- Why weren't community comments specifically about arts spaces reflected in the Neighborhood Plan?
- Plaza bonus on inland sites-- is there anything for arts in that language?
- Can we apply precedent from the [special 125th St District](#) or Gowanus arts zoning? *"...to provide incentives for the creation of visual and performing arts space and enhance the area's role as a major arts, entertainment and cultural destination in the City."*

Arts and Culture is a core defining character of Long Island City's history and identity. It is an integral factor in LIC's economic thrivability, and a core amenity for residents. Arts and Culture must be explicitly supported in the OneLIC Plan.

The Ask: Policy Recommendations

Modify the OneLIC plan to explicitly include several arts and culture investments, in addition to addressing the issue and need, and therefore solutions:

- 1. Expand floor area exemption given for schools to also be given to spaces for nonprofit arts and culture use**
 - Integrate arts & culture space use exemptions with school construction-- simultaneously builds in direct arts education **and** artist work space (precedent)
- 2. Incentivize developers** to provide at least 2,000 sq ft space for non-profit arts and culture use at long term, below-market leases (precedent: Gowanus Art Project)
- 3. Create a zoning incentive program** that provides FAR bonuses to developers who provide street-level cultural space (minimum 2,000 usable sq ft) under long-term, below-market leases to local AC organizations, at a 1:4 ratio i.e. if a developer provides .2 FAR they receive .8 FAR (4 times the amount)
- 4. Short-term lease program for vacant storefront arts activations**
- 5. Create outdoor flex public performance space (200-person seating capacity)** specifically suited for a variety of performances (i.e. open amphitheater format with access to power), potentially within a waterfront park.
- 6. Establish a neighborhood arts fund** administered by a local nonprofit that developers and property owners put into annually as regrant funds for small budget LIC AC nonprofits under a determined set of eligibility requirements
- 7. Incentivize developers to incorporate publicly accessible art sites** such as murals and sculpture installations that honor and preserve the historic character of the neighborhood

The Ask: Policy Recommendations

Modify the OneLIC plan to explicitly include several arts and culture investments, in addition to addressing the issue and need, and therefore solutions:

Comprehensive Strategy: Mechanism components to work in coordination with previously stated recommendations

- Through OneLIC plan, city is to establish policies that incentivizes developers to build in arts and culture in their plan as community investment. City must make partnerships between developers and arts nonprofits a city value.
- With the city-led model, community board can work with local designated arts and culture orgs to match other arts and culture orgs with developers.
- CB and arts and culture stakeholders work with city agencies including DOE, DYCD, DCLA, MOME, NYC EDC and SBS for additional capital funding investments for arts and culture spaces.

From: [memo salazar](#)
To: [Testimony](#)
Subject: [EXTERNAL] OneLIC testimony
Date: Wednesday, September 17, 2025 8:31:41 PM
Attachments: [Land-Use-Principles_English_07272022.pdf](#)

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

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

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

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

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

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

- New developments should provide more income-restricted units at deeper affordability than required by MIH Option 1.
- Area Median Income (AMI) for the New York City area does not reflect the actual incomes of District 26 residents. So-called "affordable" units are too expensive for the majority of my neighbors.³
- Rents should be affordable for the 53% of Community Board 1 & 2 residents that earn less than \$75,000 and the 25% of households in my district make less than \$35,000⁴.

Developments must combat displacement and prioritize supportive housing.

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

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

From CB2:

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

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

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

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

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

A funded street tree initiative to address heat island effects.

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

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

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

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

From the Borough President:

Waterfront open space must exceed the 40-foot baseline.

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

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

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

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

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

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

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

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

\$20 million for expense needs for CBOs and nonprofits

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

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

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

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

Local 30 percent hiring goal of eligible new jobs.

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

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

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

thank you.

Memo Salazar
co-chair
Western Queens CLT

DISTRICT OFFICE
47-01 QUEENS BOULEVARD SUITE 205
NEW YORK, NY 11104
TEL: (718) 383-9566
FAX: (718) 383-9076

CITY HALL OFFICE
250 BROADWAY, ROOM 1749
NEW YORK, NY 10007
TEL: (212) 788-7370
FAX: (212) 513-7195
jwon@council.nyc.gov



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Land Use Guiding Principles

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

Introduction

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

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

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

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

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

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

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

Community Engagement

Community input must be incorporated before certification.

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

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

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

New developments must provide relocation assistance for commercial tenants.

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

New developments must notify the community of any expected impacts.

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

Affordability

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

- New developments should provide more income-restricted units at deeper affordability than required by MIH Option 1.
- Area Median Income (AMI) for the New York City area does not reflect the actual incomes of District 26 residents. So-called “affordable” units are too expensive for the majority of my neighbors.³
- Rents should be affordable for the 53% of Community Board 1 & 2 residents that earn less than \$75,000 and the 25% of households in my district make less than \$35,000⁴.

Developments must combat displacement and prioritize supportive housing.

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

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

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

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

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

Community Investment

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

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

New Development should be carbon neutral and sustainable long term.

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

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

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

Labor

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

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

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

Dear Council members:

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

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

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

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

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

Thank you,
Charles

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

[REDACTED]

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

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

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

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

Eric Narburgh

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

[REDACTED]

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

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

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

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

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

To Chair Riley and the Subcommittee -

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

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

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

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

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

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

Sincerely,
Hannah Berson

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

[REDACTED]

I have been living in LIC for over 30 years.

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

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

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

We are both first college graduates from our families.

We want the following in LIC:

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

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

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

More trees!

More green spaces!

Clean streets!

Removal of abandoned cars!

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

Priority given to LIC residents for parking spaces!

Greater supervision over corrupt landlords!

A YMCA! Or other affordable space for exercise.

A library!

Schools!

Thank you for your time,

Jaime Arredondo

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

Dear City Council,

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

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

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

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

Thank you.

Sincerely,

Jen Robinson

Astoria, NY 11106

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

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

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

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

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

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

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

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

With respect,

John Limbert

September 19, 2025

Dear City Council Land Use Committee,

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

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

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

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

CB2 has recommended:

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

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

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

Thank you,

Mandana Limbert (CSCA)

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

To Whom It May Concern,

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

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

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

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

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

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

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

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

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

Sincerely,

Mary Jobaida
Resident of Long Island City since 2001

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

[REDACTED]

Sent from my iPhone

Begin forwarded message:

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

[REDACTED]
Subject: NO OneLIC

Sent from my iPhone

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

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

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

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

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

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

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

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

09/19/2025

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

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

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

We thank the Subcommittee for holding this hearing.

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

Sincerely,

Matthew Shore
Senior Organizer
South Bronx Unite

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

September 16, 2025

Dear City Council,

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

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

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

Please vote no to the OneLIC Plan.

Thank you
Nina Rappaport

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

Dear City Council Members,

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

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

Please reject the Long Island City Neighborhood Plan.

Thank you,

--

Nina S. Young

Planner | Photographer | Educator



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

Dear City Council,

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

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

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

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

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

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

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

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

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

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

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

Thank so much for your time and attention,

Rachel Brown

Queens CB1 Resident

Artist & Educator

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

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

Testimony:

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

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

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

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

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

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

Thank you.

Sincerely,
Rachel Youens

Rachel Youens

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

<https://ryouens.com>

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



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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Randy Plemel
Long Island City, 11101

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

To the interested parties:

New York City – City Planning Commission

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

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

New economic trends after the Pandemic

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

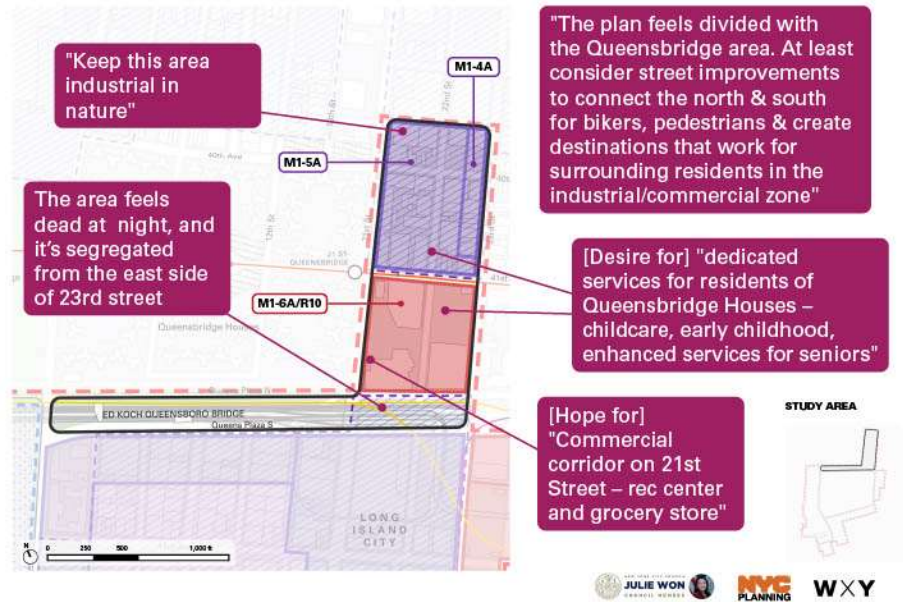
- The LIC North IBZ is surrounded on all sides by residential and mixed-use buildings.
 - a) The area is filled with hotels, retail stores, and restaurants/ markets specifically catered to the growing number of tourists and residents in the area.
 - b) The site is also serviced by the 21st Street – Queensbridge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

Planning Committee's own land-use rationale guidelines.

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

2 NORTH: ZONING FEEDBACK

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



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LONG ISLAND CITY NEIGHBORHOOD PLAN

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

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

- Barnett Avenue next to Sunnyside Gardens is a prominent example. It is common knowledge never to park along the warehouses, parking lot facilities, etc. on this road. There is very little pedestrian traffic, a lack of security cameras or CCTV, leading to vagrancy, crime, smashed car windows, and car thefts for many years.

<https://www.facebook.com/groups/382555689074911/posts/1409766246353845/>

<https://www.facebook.com/groups/382555689074911/posts/1409406753056461/>

<https://www.facebook.com/groups/382555689074911/posts/1396287441035059/>

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<https://www.facebook.com/groups/654863675068167/posts/1789736744914182/>

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

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

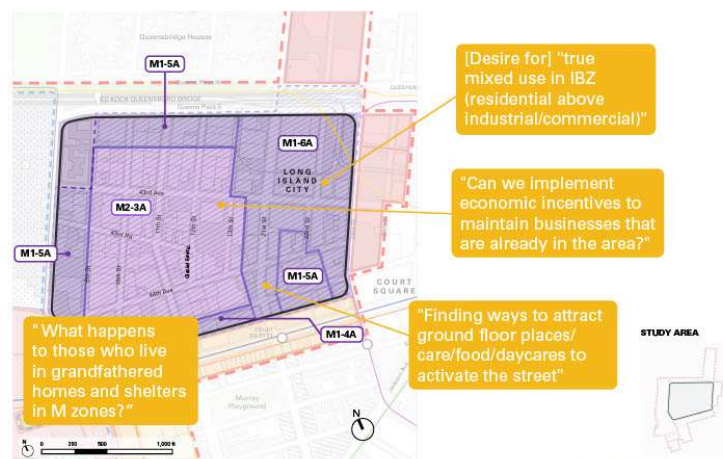
- No companies or businesses are interested in any form of development without a mixed-use or residential zoning designation.
- Upon request, we can present to the committee multiple letters and communications from developers and banks who directly informed us of this.

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

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

3 INDUSTRIAL & COMMERCIAL AREA: ZONING FEEDBACK

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



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

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

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

Thank you for your time and attention.

Sincerely,
Senjuen Hsia

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

[REDACTED]

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

Sincerely,
Thomas Ort

[REDACTED]
LIC, NY 11101

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

Sent from my iPhone

Begin forwarded message:

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

Sent from my iPhone

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

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

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

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

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

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

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

Congresswoman Nydia Velazquez
OneLIC Rezoning Statement for City Council Public Hearing
September 21, 2025

I am the Congressional representative for Long Island City, Hunters Point, Blissville, Sunnyside and parts of Woodside and other parts of Queens and Brooklyn. While I support equitable growth, it must result in an integrated neighborhood with adequate services. Rezoning must be accompanied by safeguards on gentrification and displacement and provide opportunities for residents, businesses and cultural institutions and meet community needs.

Between 2010 and 2023, the largest increases in the number of housing units citywide were in Long Island City at 42 percent. With past rezoning and following housing and office development, LIC has not kept pace with community needs, and the area has become more expensive with rents unaffordable for those looking to move.

Comprehensive planning, as opposed to “spot-rezoning” one-offs, is our best chance to leverage the maximum in community benefits and I greatly appreciate Councilwoman Julie Won’s efforts over the last two years of community engagement with diverse residents and stakeholders to identify community needs and goals.

It is vitally important that new housing is truly affordable, safe and that we do it right. Dense development cannot come at the expense of waterfront resiliency, open space access and essential social services like schools, places to work and create. We must not displace residents or cultural institutions and businesses but rather grow deeply affordable housing and affordable maker and cultural space at the same time. We must also better support businesses in the adjacent industrial business zones.

We need to ensure that the City delivers, and I support Councilwoman Won and Community Board 2’s requirements for enforceable commitments to maximize deeply affordable housing. New developments must prioritize deeply affordable and family-sized units, particularly on public sites where 100% affordability should be the standard. Mandatory Inclusionary Housing (MIH) should be targeted toward households earning between 40% to 60% of Area Median Income (AMI), ensuring that new development serves the working families who call Long Island City home. There should also be a mechanism to ensure arts and culture venues are incorporated with affordable space to reflect the vibrancy and creativity of this community. New school seats are urgently needed to meet both current shortages and future growth.

New York City's infrastructure is not where it needs to be to withstand climate change. Tragically, we saw this repeatedly with superstorms and hurricanes.

High-density residential development can put more pressure on old sewers risking overflow contamination and spillover effects. While the Unified Storm Water Rule is a good step for new development, we must also take sanitary flows – black water – into account. To ensure that development does not increase combined sewer overflows (CSOs) in the surrounding areas, the City must comprehensively study the sewer system, drainage and hydrology and implement tools to solve current problems and guarantee that new development does not add to them.

Infrastructure investments must be a top priority with upfront commitments and timelines for upgrades to sewers, transit systems, and utility grids necessary to better support current residents and responsibly accommodate the future growth.

I also support Queens Community Board 2 condition “Zoning with a Purpose” that seeks to reign in the zoning heights in areas to encourage the use of bonuses for public benefits and removes unlimited height provisions to preserve scale and livability.

We must balance development with resiliency efforts on the waterfront and create access and open public space. The city must also deliver accessible, connected open spaces that build resilience against flooding, a recurring challenge for LIC. This includes creating a continuous waterfront connection from Gantry Park to Queensbridge Park. Today standing in the way of a continuous public waterfront access is land owned by Consolidated Edison and the New York Power Authority (NYPA) with whom the City needs to negotiate to ensure proactive cooperation to enable a waterfront esplanade. Additionally, the City has the power to restore Queensbridge Baby Park and other underutilized sites for community use under the bridge overpass and prioritize new public parks on city-owned land, and we need to see agency commitments.

We should also create opportunities to access the waterway for both recreation and commerce. Long Island City was home to the largest concentration of oil refineries, power plants, factories and tanneries—uses that polluted our air, water, and land. Today, we have the Hunters Point North Industrial Business Zone (IBZ) which can foster innovative light industrial uses greener and less polluting. As the LIC Coalition and Hunters Point Community Coalition have suggested, there should be a marine facility for the movement of supplies and goods somewhere along the half mile of waterfront from Anabel Basin to the Queensboro Bridge to connect the IBZ to the fledgling Blue Highway and increase opportunities for existing and future businesses. We can move from road to river and Long Island City should be connected as part of the Innovation Coast extending from the East

River down to the Upper Bay. We need a connected waterfront, and many agencies must work together from City to State and U.S. Army Corps of Engineers.

Queensbridge Houses, the largest public housing development in the country, and the surrounding community deserve robust investment to ensure safe, reliable living conditions and long-term stability. Residents continue to face frequent gas and water outages, underscoring the urgent need for upgrades to ensure reliable service. Development adjacent to Queensbridge must be scaled responsibly, with heights and densities that respect the neighborhood context and avoid exacerbating existing infrastructure challenges. With the Gowanus rezoning there was a substantial monetary commitment for investment in the area's public housing and we should expect no less with this rezoning. Queensbridge has over 150 vacant units and I support Councilwoman Won's requirement for critical capital investments for repairs to bring vacant units back online and improve physical conditions. Also, Queensbridge Houses' Riis Community Center is vital to the community and in dire need of repairs and upgrades. I fully support Councilwoman Won's demand for commitments from City agencies for these repairs at the Queensbridge Houses development.

It is vitally important that commitments have an enforcement mechanism. For instance, we have seen in Brooklyn as part of the Gowanus rezoning, a Memorandum of Understanding and the creation of a Task Force – with a funded facilitator and broad representation from the community – to hold the City and all parties accountable for commitments made through that rezoning process. Again, we should expect no less here in Long Island City.

We also need to preserve the culture of Long Island City by creating communal space for services. The DOE administrative building on Vernon Boulevard presents an opportunity as re-imagined and transformed space to create new jobs and allow small businesses and working artists to remain and thrive in Long Island City. I would like to recognize community land trust desires for the DOE building to house the Queensboro People's Space, and I expect to see the results of the City's Request for Information (RFI) to yield ideas for the future development and uses of the building. A Queensboro People's Space would open many cultural and educational opportunities to the community and increase access to NYCHA tenants, immigrants, and low-income residents who have been historically shut out of economic development. This can get done, but we need cooperation from the city and its agencies to commit public land to non-profit development, especially with so much development pressure that will result from area upzoning.

It is clear we are not yet at a yes on the rezoning until adjustments are made and commitments are reached, but I am hopeful with all the community input and the

advocacy of our City Councilwoman that one is attainable in coordination with City agencies. But they must come to the table and deliver.



CLAIRE VALDEZ
Assemblymember 37th District
Queens County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Alcoholism and Drug Abuse
Cities
Social Services
Transportation
Tourism, Parks, Arts and Sports
Development

MEMBER
Black, Puerto Rican, Hispanic
and Asian Legislative Caucus
Legislative Women's Caucus
Puerto Rican/Hispanic Task Force
Task Force on New Americans
Task Force on Women's Issues

September 17, 2025

Dear Councilmember Won,

I'm writing in support of MoMA PS1 which is seeking OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. For almost 50 years, MoMA PS1 has been a cultural anchor of Long Island City, generating significant economic development in the neighborhood and serving as a critical community hub and center of artistic expression. As the OneLIC rezoning moves forward, I believe we have an opportunity to bring this vital institution into a new era as well.

After decades of being walled off from the neighborhood, the proposed transformation of MoMA PS1's first floor will open up the institution and its plaza to provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as the neighborhood continues to grow in order to welcome new and longtime neighbors alike. In addition, with city investment MoMA PS1 won't only expand its physical presence but also its arts education and community engagement programming.

Right now, the museum provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. This proposal for the OneLIC rezoning will increase access to their exhibition spaces and provide space for children and families, which in turn will create potential for new and ever-improved programming.

Finally, the creation of new public open spaces on city-owned land is one of the cited goals of the OneLIC rezoning. MoMA PS1's courtyard and plaza renovation will address critical accessibility needs and open up a new, green open space for Long Island City residents.

Thank you for leading the community in this process, and for your dedication to providing as many opportunities for feedback and collaboration as possible. I know you share our desire for abundant green space, access to culture and the arts, and more opportunities for local artists to share their work. We ask that you support MoMA PS1's proposal and continue to prioritize investments in much needed cultural and community space in Long Island City.

Sincerely,

Assemblymember Claire Valdez
District 37



Queens Economic
Development Corporation

September 17, 2025

Re: Long Island City Neighborhood Plan

Dear New York City Council:

My name is Ben Guttman, I am the Executive Director of the Queens Economic Development Corporation. Personally, I am also a resident neighboring the zone in Sunnyside, and I was formally a resident, business owner, and even a Community Board member within the zone.

This project is a well-considered and much-needed plan that addresses several challenges at once: our ongoing housing crisis, the desperate need for infrastructure and resiliency in LIC, Western Queens' well-documented deficit of green space, and our borough's need for further entrepreneurial and economic opportunity.

Over the past 15 years, I have personally spent more waking hours than nearly anybody else within the bounds of this proposed plan. I know the opportunity here. And I know that the current conditions are far from the highest, best use of this land. This neighborhood has a generational opportunity to create a dynamic and mixed-use community that will welcome families and businesses alike.

The OneLIC plan presents a compelling vision for LIC and Queens as a whole, and we further encourage additional support for open space, cultural assets, transit and streetscape improvements, and entrepreneurial opportunities.

Our organization is particularly excited about the opportunities this project may unlock that will allow us to further serve the Queens community. We've had promising early discussions with several stakeholders about how we may play a role with expanded incubator space and other support for Queens entrepreneurs.

QEDC is in the business of making Queens thrive, and to that end, I ask that the commission approve this plan. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'BG' with a stylized flourish extending to the right.

Ben Guttman
Executive Director

REBNY Testimony | September 17th, 2025

The Real Estate Board of New York to The City Council Subcommittee on Zoning and Franchises on the Long Island City Neighborhood Plan

The Real Estate Board of New York (REBNY) is the City's leading real estate trade association, representing commercial, residential, and institutional property owners, builders, managers, investors, brokers, salespeople, and other professionals active in New York City real estate. REBNY appreciates the opportunity to testify in strong support of the One LIC Neighborhood Plan (N250177ZRQ).

New York City is facing a deepening housing crisis characterized by severe lack of new production and an absence of sufficient affordable housing to meet the city's needs. New York City's residential vacancy rate is at an all-time low of 1.4%, and in Queens the rate is even lower at just 0.88%. Long Island City is one of the fastest-growing neighborhoods and demand for housing continues to outpace supply, making plans like One LIC urgently needed to meet the current and future needs of Queens residents.¹

The One LIC Neighborhood Plan is a critical step toward addressing New York City's housing crisis, paving the way for up to 14,000 new homes, including an estimated 3,500 permanently affordable units through the Mandatory Inclusionary Housing (MIH) program. Importantly, maximizing housing production will depend on aligning MIH requirements with the new 485-x tax incentive. Maintaining flexibility across multiple MIH options will be critical to keep projects financially feasible while still delivering the intended level of affordability.

Furthermore, drawing on new tools from the City of Yes for Housing Opportunity, such as the 'active recreation bonus,' the plan promotes housing development while advancing public realm improvements. Additional public realm improvements proposed in the One LIC plan include the creation of a continuous waterfront in Long Island City. This connection will link the shoreline to Court Square and enhance

neighborhood cohesion and pedestrian access. To ensure these improvements are realized, long-term governance mechanisms will be essential.

The One LIC Plan is a thoughtful and balanced proposal that addresses our city's urgent housing needs while investing in the long-term vitality of a critical growth neighborhood. REBNY urges the City Council to approve the One LIC Neighborhood Plan.

CONTACTS:

Maddie DeCerbo

Director of Urban Planning

Real Estate Board of New York





September 17, 2025

Re: City Council Public Hearing

New York City Council Members,

I am the President of the Court Square Civic Association, a Long Island City resident and parent, and one of the leaders of an LIC education workgroup representing over 180 engaged families. I am writing on behalf of the Court Square Civic Association and the education workgroup to underscore a critical priority we believe must be at the heart of the OneLIC Neighborhood plan: **school capacity**.

LIC has been in a school seat crisis for years. As of April 2025, 22 local children did not have an offer at any preferred school. In 2026, Kindergarten seats will be reduced due to class size mandates, and yet most area schools are already operating over capacity: P.S. 112 at **130%**, and P.S./I.S. 78 at **111%**. Despite this, Court Square still does not have any local school. And, as Borough President Donovan Richards recently noted, there is a critical shortage of high school seats across all of Queens, including LIC. The message to families is clear: you may not be guaranteed a school seat in your neighborhood.

It is vital that children have access to local schools. For working parents, a distant commute creates daily financial and logistical strain. This uncertainty is one of the reasons LIC continues to be a transient neighborhood. Many families feel forced to leave in the years when the work to secure a school seat begins—not because they want to, but because they can't count on public school access.

The **OneLIC Plan** presents a real opportunity to change that. Right now, the plan does **not** explicitly include new school seats, and the plan only vaguely describes that creation of public schools will be encouraged. Explicitly allocating land for schools and outdoor space for students is the most urgent and impactful use of this public asset. K-5 projects like Q341 and Q508 have been in the works and continue to experience years-long delays. There is no set timeline for the opening of Q638, a middle school, and no formed plans for a new high school. It is also important to note that these plans were created outside of the OneLIC Neighborhood Plan, and with the proposed addition of approximately 14,700 housing units, the current seat crisis will only deepen without concrete, prioritized commitments to new school facilities.

School capacity has been cited as a major concern by Council Member Won, Borough President Donovan Richards, and Queens Community Boards 1 and 2. As discussed by CB1 and CB2 in their *conditional* approvals of this plan, “relying on developers to select an optional bonus to construct a school is not a proactive approach or comprehensive planning.” We agree with their stipulation to commit to funding and constructing at least two new schools within the rezoning area, in addition to the current School Construction Authority plan for three schools for the existing neighborhood population. This should include elementary, middle, and high school capacity. Council Member Won's OneLIC priorities also definitively outline the need to address the critical need for new school seats, in addition to the on-time construction of previously planned schools. Without these firm commitments outlined in this plan, we have serious reservations about approval in its current form.

We at CSCA urge our city partners to make **school capacity** a foundational part of the OneLIC neighborhood plan—not a footnote. We need specific, funded, and time-bound commitments to new quality K-12 schools, and short-term strategies to fill the gap until those schools open.

Sincerely,

A handwritten signature in black ink, appearing to read 'CK' or similar, with a stylized flourish at the end.

Christina M. Kaul, MD, MS
President
Court Square Civic Association



Council Member Julie Won
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101

September 16, 2025

Dear Council Member Won,

MoMA PS1, our longtime partner and neighbor, is seeking support through the OneLIC Neighborhood Plan rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years, generates significant economic development in the neighborhood, and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as a cultural anchor of the OneLIC Neighborhood Plan rezoning itself.

MoMA PS1 provides free admission to all New York City and New York State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution, including the plaza, as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment, MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning, and we are in full support of this stated goal. MoMA PS1's courtyard and plaza renovation will address critical accessibility needs and open up a new, green open space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much-needed cultural and community space in our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'CK' or similar, written in a cursive style.

Christina M. Kaul, MD, MS
President
Court Square Civic Association



September 17, 2025

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

RE: Long Island City Neighborhood Plan

Dear Chair Riley and Subcommittee Members,

On behalf of the Association for a Better New York (ABNY), I am writing to express our strong support for the OneLIC Neighborhood Plan. As an organization representing 250 member organizations across corporate, nonprofit, labor, educational, health, cultural, and government sectors, ABNY is dedicated to fostering the continuous growth and renewal of New York City's people, communities, and businesses.

After reviewing the details of the OneLIC proposal, we believe this plan embodies the thoughtful, inclusive approach to neighborhood development that our city needs. The plan's focus on creating permanently affordable housing at various income levels directly addresses New York's housing crisis. At the same time, investments in infrastructure, open space, and schools demonstrate a comprehensive vision for sustainable community growth.

We are particularly impressed by the robust community engagement process that has informed and shaped this plan. This refreshingly collaborative approach has resulted in a plan that balances much-needed housing production with investments that will enhance the quality of life for both current and future residents.

The plan's commitment to a connected and more resilient waterfront, new public spaces, and essential infrastructure upgrades addresses critical needs while creating amenities that we believe will benefit the entire community. The focus on redeveloping currently underutilized public sites for community benefit represents exactly the kind of efficient, forward-thinking land use policy that New York needs to thrive.

As New York continues to face an unprecedented housing shortage, Long Island City is uniquely positioned to accommodate thoughtful growth that creates opportunities for New Yorkers across the income spectrum. The OneLIC plan strikes the right balance between enabling development and ensuring that growth benefits the existing community.

The economic impact of this plan extends beyond just housing. A revitalized Long Island City will strengthen Queens' position as an economic hub, creating jobs through construction, new businesses, and increased economic activity. The mixed-income approach to housing will foster a diverse, vibrant community where people of various income levels can live, work, go to school and thrive together.

ABNY is committed to supporting initiatives that create a more equitable and prosperous city for all. We believe the OneLIC Neighborhood Plan represents precisely the kind of thoughtful, balanced approach to growth that New York needs—one that acknowledges our housing crisis while respecting and enhancing neighborhood character. We urge the Council to support and advance this vision of a thriving Long Island City, a stronger Queens, and a fairer New York.

Sincerely,

A handwritten signature in black ink that reads "Chad Purkey". The signature is fluid and cursive, with the first name "Chad" and last name "Purkey" clearly distinguishable.

Chad Purkey
Vice President



[EXTERNAL] Testimony: Long Island City Neighborhood Plan

From Alexander Schaefer [REDACTED]
Date Fri 9/19/2025 7:08 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I strongly encourage to approve this rezoning. We desperately need this new housing as well as a connected waterfront park. I also suggest the council to seek funding for the proposed Sunnyside commuter station. As the the LIC and western Queens population grows, we need additional transit options.

Thank you,
Alexander Schaefer
LIC Resident



[EXTERNAL] Testimony in Support of OneLIC Rezoning Proposal

From Alvin Ponder [REDACTED]
Date Sat 9/20/2025 3:00 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Juhaib Choudhury [REDACTED]

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

My Testimony in Support of OneLIC Rezoning Proposal

Dear Members of the New York City Council,

On Wednesday, September 30, 2019, I attended a City Council hearing at the invitation of my friend Juhaib Choudhury. While I was encouraged to testify in person, I've chosen to submit my testimony in writing.

I write in strong support of the OneLIC rezoning proposal, which would allow for the development of a much-needed Islamic center in our community. This initiative represents a vital opportunity to expand inclusive community space, increase affordability levels, and preserve green space for future generations. Now is the time to push for these values in land use decisions.

Juhaib, a Muslim community leader and a friend, has also been instrumental in convening conversations around "Black Men for Zohran," a coalition I'm proud to help build. Our shared commitment to equity, visibility, and community empowerment aligns with the goals of this rezoning effort.

Assemblymember Zohran Mamdani has consistently advocated for land use policies that reflect the needs of working-class New Yorkers, including support for faith-based institutions and culturally rooted development. His voice adds moral clarity to this proposal, and I urge the Council to consider his perspective as part of your deliberations.

Thank you for your attention and leadership.

Respectfully,
Alvin Ponder, M.D.
Brooklyn, NY



[EXTERNAL] Testimony: Long Island City Neighborhood Plan

From Amela Demirovic 
Date Fri 9/19/2025 8:43 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello

I am writing to you as both a long time resident of Western Queens and a business owner in the area affected by the OneLIC rezoning initiative. My business, Anable Basin Sailing Bar and Grill, is located at 4-40 44th Drive, Long Island City.

For years, we have been an integral part of this community, supporting numerous nonprofit initiatives and fostering connections among residents.

I truly appreciate the initiative's commitment to assisting existing businesses in the area. As planning and development progress, I urge our government and public officials to continue prioritizing efforts to ensure space and support for long-standing businesses like ours.

Thank you for your time and for considering the needs of our community. Please feel free to reach out if further input or discussion is needed.

Amela Demirovic



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[EXTERNAL] Supporting One LIC

**Andrew Lwin**

Sun 9/14, 7:43 PM

Land Use Testimon

[↻ Reply all](#) | [⌵](#)

LIC Plan

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Hi, This is Andrew Lwin and I'm with the one LIC Group, I am a junior student at BSGE, our school needs a new building and the reason why is because BSGE is a small school and we don't have space for auditorium, realistic gym, not enough space for labatory which is old, hallways are narrow because the school is small, but the education system takes on higher level. The teachers are great. All the principals are great. BSGE make my dream come true. BSGE is a great school for education for every student, that's why we need a new school, our school is so small that when we take an exam, we don't have enough space. That's why BSGE needs a new building because it corresponds more to great education system. I support BSGE for new school building.

Sincerely,

Andrew Lwin BSGE Junior Student

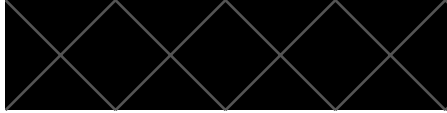
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[EXTERNAL] Long Island City neighborhood plan testimony

**Angela Meng**

Sun 9/14, 2:53 PM

Land Use Testimon

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of NYC Council and teams,

My name is Angela Meng, and I am a resident of Long Island City (moved here in June 2022). I have a 1.5 year old son and two dogs. I am writing to express my hesitation in supporting the OneLIC plan in its current form. While I appreciate the intention to address housing and economic development, I believe the plan overlooks two critical elements:

1. OneLIC Plan does NOT include enough detail and allowances for green spaces and off leash dog areas. LIC deserves the recommended 2.5 acres of green space per 1,000 residents. In a dense urban neighborhood like LIC, access to safe, open space is essential for both residents and their pets. this plan should do more to expand usable park spaces, not just waterfront promenades or Queensborough bridge.

2. OneLIC Plan does NOT explicitly include new school seats. Allocating land for schools and outdoor space for students is a critical component of building a vibrant community. K-5 projects like Q341 and Q508 have been in the works and continue to experience delays for years. This is not acceptable. Additionally, there is no set timeline for the opening of Q638, a middle school, and no formed plans for a high school. Without concrete, prioritized commitments to new school facilities, we continue to not have enough seats for the children in our neighborhood. We must make school capacity a foundational element in the OneLIC Plan.

I ask that you revise the plan to better reflect the voices who live here, and make our neighborhood a beautiful space to raise a family.

Thank you,

Angela Meng



Queens, NY 11101

--

Angela Meng

she/her/hers



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[EXTERNAL] Written Testimony on One LIC – September 17 Hearing

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:



Dear City Council Member,

My name is Annalisa Iadicicco, and I am submitting written testimony regarding the September 17 hearing on the One LIC plan. I have been a resident of Long Island City for 15 years, and I am both an artist and the director of a nonprofit organization based here.

I support One LIC because we need a unified community plan, rather than allowing developers to drive changes property by property. However, I believe it must also include the goals that the community has asked for, especially ensuring space for artists and nonprofits, who are increasingly being pushed out of the neighborhood.

Thank you for your attention and consideration.

Sincerely,
Annalisa Iadicicco

Annalisa Iadicicco
Mixed Media Artist/Founder of
The Blue Bus Project
www.annalisaadicicco.com
www.thebluebusproject.org



[EXTERNAL] Please support the OneLIC Neighborhood Plan

Anne Olsen <[REDACTED]>

Thu 9/18/2025 3:16 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

CAUTION: [REDACTED]

Dear Members of City Council,

I'm writing to you in strong support of the OneLIC Neighborhood Plan. As someone deeply invested in Long Island City's future, I believe this comprehensive plan is our neighborhood's best solution for our urgent and critical needs.

I support OneLIC because it tackles multiple challenges simultaneously:

- Creates permanently affordable homes at various income levels with family-sized units
- Adds over 1,300 new classroom seats for our children
- Transforms spaces under the Queensboro Bridge into valuable public areas
- Develops a connected waterfront from Queensbridge Park to Gantry State Park
- Upgrades sewage and flood infrastructure to protect against climate impacts
- Facilitates investments in Queensbridge Houses through maintenance and capital improvements

Long Island City cannot afford more delays. We need affordable housing, schools, open space, and infrastructure improvements now. I urge you to approve the OneLIC Neighborhood Plan.

Thank you!

Anne

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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Ann-Marie Nieves**

Tue 9/16, 1:03 PM

Land Use Testimony [✕](#)[Reply all](#) | [✕](#)

LIC Plan

CAUTION:

Members of the Land Use Committee,

As a parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school lacks a gym and an auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City that has been denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.



Sincerely,
Ann-Marie and Dan Bouza

Ann-Marie Nieves Bouza

Get Red PR



getredpr.com



[EXTERNAL] OneLIC Support

From Anth [REDACTED]
Date Fri 9/19/2025 7:56 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

The OneLIC proposal must be supported as we are in the middle of an extreme housing shortage that is making it impossible for anyone to afford to live in this city. If OneLIC does not get approved, the crisis will become even more dire. Please support OneLIC.

Thank you.



[EXTERNAL] OneLIC.

From Baayork Dingle [REDACTED]
Date Fri 9/19/2025 2:40 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

Hello,

My name is Baayork. I've been a part of this community, and my church which is in this community, for many years. I'm in my late 60s now and I am currently looking for housing. It has been incredibly difficult.

I want to stay here. This is my home. My church is here. My friends are here. My support system is here. But with the way rents are rising, I simply can't afford to live in this neighborhood anymore.

The new developments going up — they're not for people like me. They're luxury buildings with prices that are out of reach for seniors, for working-class folks, for people who've lived here their whole lives. It feels like we're being pushed out of our own community.

I'm not asking for anything extravagant. I just want a safe, affordable place to live near my church — near the people who care about me. I want to be surrounded by the community I've helped build.

****Please oppose this plan if it cannot include someone like me.**** If this plan doesn't make space for people like me, then it's not a plan for our community.

That's why I'm asking Council Member Julie Won to fight for deeper affordability in the OneLIC plan. We need housing that reflects the real incomes of people in this neighborhood — not just what developers think is affordable.

Please don't forget about people like me. We matter. We belong here. And we need you to stand with us.

Thank you.

Sincerely,

Baayork Dingle

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[EXTERNAL] support for BSGE

**Bala** <

Thu 9/11,

Land Us

[Reply all](#) | 

LIC Plan

CAUTION: 



Good evening,

Please provide a better building space for BSGE, as this school is thriving to achieve new goals, dedicated staff and students deserve a better school environment and new building. Currently this old building has so many issues and the neighborhood wasn't that great. Please provide them with a new building.

Thank you

Parents of BSGE students.

BSGE Parent Testimony Statement

Re: Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
[Balachanthiran Pillai]
Proud Parent, BSGE

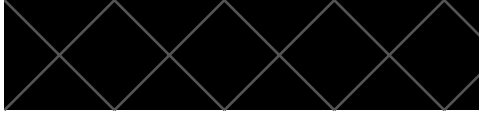
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[EXTERNAL] The transportation impact of 14,700 apartments in LIC

**Barry Druss**

Tue 9/16, 11:12 P

Land Use Testim

[Reply all](#) | [...](#)

LIC Plan



LIC is a portal community to commuters going into Midtown Manhattan, and we're supposed to get 14,700 new apartment units, which could bring 20,000 more people here. They will all bring 1,000's more cars here. This will all create a great deal more traffic than we have now.

In addition, congestion pricing will put more people on the subways. It's very probable that the 7 train stations here could be impossible to access during rush hours.

What we need is dedicated bus lanes and Bus Rapid Transit (BRT) to handle greater demand into Manhattan and elsewhere. (Copenhagen has a C5 BRT on you tube.) BRT is cheaper and faster to build than subways and light rail. And just needs a dedicated lane on a major road. You could build citywide for much less than a subway.

Secondly, we need to build Sunnyside Train Station in Sunnyside yard to enable transfer of rail passengers from say, Metro-North to the LIRR or New Jersey Transit to the LIRR, offering a faster means to travel regionally.

Additionally, with a through operation in Penn Station, a skip stop operation can be run between the two stations. Faster train movements and a greater movement of people into and out of Manhattan can be realized. (From Sunnyside Station a transfer to BRT via the Midtown Tunnel and cross 34th St. can get commuters to their final destination.

Reducing traffic, taking cars off the road is what we have to do. If you are serious about this I can elaborate.

Thanks,

Barry Druss

Sent from my iPhone

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[EXTERNAL] OneLIC proposed rezoning on Wednesday, September 17th

**Bill Jessop**

Yesterday, 11:48

Land Use Testi

 [Reply all](#) | 

LIC Plan

CAUTION:

Dear City Council,

I am a business owner in Long Island City. National Acoustics fully supports the LIC rezoning.

In order to thrive, New York City needs to both perpetually grow and continuously repair its infrastructure. Long Island City is grossly underutilized prime real estate with excellent mass transit access to Manhattan.

New York City desperately needs more residential housing.
New York City desperately needs more high-paying middle-class construction jobs.
Long Island City desperately needs infrastructure upgrades.
Long Island City desperately needs more park lands.

This plan meets many of the short and long-term goals of our great city and should be supported.

Regards,

Bill Jessop

CFO


bjessop@nationalacoustics.com

National Acoustics, LLC


www.nationalacoustics.com



advocating for those living and sheltering in Blissville

**September 17, 2025, Hearing. NYC Council Subcommittee on Zoning and Franchises
Spoken Testimony (via zoom) in favor of the One Long Island City Neighborhood Plan.
a plan that includes Investments for the Blissville section of Long Island City**

Thank you, Chair Reilly and Councilmember Won. My name is Tom Mituzas, lifelong resident of Blissville living in the home my family established in 1907. Today I am representing the Blissville Civic Association.

The Blissville Civic Association calls upon the NYC Council to vote in favor of the One Long Island City Neighborhood Plan; a plan that includes Community Board 2 of Queens' recommendations and the Honorable Donovan Richards, Queens Borough President's recommendations to invest in the Blissville section of Long Island City.

Investments for **Stormwater management** to combat the unprecedented frequency of sewer backflows already experienced into our homes and businesses; particularly on Greenpoint Avenue and on 37th Street.

The creation of an **inland park within the Context Area** of the Plan to move Blissville from the 15% of New Yorkers who are not within walking distance of a park.

And we seek investments to **combat the pollution** identified in NYC Planning's Draft Environmental Impact Study that will come to Blissville because of the Long Island City Neighborhood Plan; a neighborhood already suffering with pollution issues.

Please vote in favor of a plan that includes investments for the Long Island City on the other side of the tracks; the Blissville section of Long Island City. We have an opportunity to end the Tale of Two Long Island Cities.

We are confident that Councilmember Won will negotiate a plan that includes investments for all those living, working, and sheltering in the Blissville section of Long Island City.

Respectfully submitted by:

Thomas J Mituzas, Secretary
Blissville Civic Association

**Testimony in favor of the One Long Island City Neighborhood Plan.
a plan that includes Investments for the Blissville section of Long Island City**

Community Board 2 of Queens' Recommendations:

- a comprehensive street tree initiative to help combat pollution, reduce the effects of the urban heat island, remove rain from our sewage system, and enhance the overall well-being of all those who live, work and shelter in Blissville.
- a rain garden initiative targeted specifically for Blissville to help remove storm water from our over-saturated sewer system; and
- the creation of an inland park within the context area, namely the 29th Street Park. A park also identified in feedback received from the Newtown Creek Alliance and the President of Laguardia Community College. Each has called for the expanse of the footprint of parkland in the context area of the 1LIC Plan by the creation of the 29th Street Park at the head of the Dutch Kills Tributary directly behind Laguardia Community College and steps away from neighboring communities of Court Square, Blissville and South Sunnyside.

Donovan Richards Queens Borough President's Recommendations:

- Blissville Green Asphalt Plant resolution - the City and State must ensure that Green Asphalt's smokestack is doubled to reduce air pollution and odor in Blissville.
- Blissville Greenway. Funding for capital upgrades in terms of sidewalk, bike lane barriers, trees, and greenery along Review Avenue from Borden Avenue to Laurel Hill Boulevard.
- Greenpoint Bridge Entrance. Capital project to redesign the intersection at Greenpoint Ave and Review Ave to make it safe for pedestrians and cyclists, while continuing to accommodate truck traffic

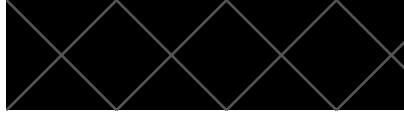
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[EXTERNAL] Public Comment in Support of One LIC Neighborhood Plan

**Camilo Zamora**

Tue 9/16, 11:10 AM

Land Use Testimony

[Reply all](#) | 

LIC Plan

CAUTION:

Please accept this email as a public record in favor of building a new school for The Baccalaureate School for Global Education ("BSGE") as part of the One LIC Rezoning.

I am a proud parent of a student at The Baccalaureate School for Global Education in Astoria Queens, a high achieving school. The school is inside a small, inadequate building which does not have a gymnasium or auditorium. If the school is able to move into a suitable building, BSGE will be able to offer more seats to children in our community and will have the adequate space to build a modest gymnasium and auditorium.

I urge the decision makers to please build a new school for BSGE as part of One LIC.Neighborhood Plan. Thank you for your time and sincere consideration.

Camilo Zamora
Parent of BSGE student

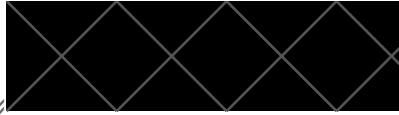
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[EXTERNAL] Testimony - Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Christian Tirado**

Mon 9/15, 10:56 AM

Land Use Testimony

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Chris Tirado

Proud Parent, BSGE



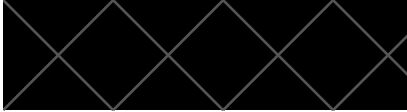
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[EXTERNAL] Re: Inclusion of a New High School Building for The Bacculaureate School for Global Education (BSGE) in the One LIC Development

**Ciné Ostrow**

Yesterday, 10:49 P

Land Use Testimo

[↻ Reply all](#) | [▼](#)

Inbox

CAUTION:

Dear Members of the Land Use Committee,

As proud parents of a High School Freshman student at The Bacculaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The entry lobby of a school should be a lively, bold and inviting space that gives students and staff room to show off their pride every day; instead BSGE's entrance is small and cramped. The building was originally designed for industrial manufacturing with a floor layout that also leaves the inner rooms without any natural light. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. The hallways are too narrow for students and staff to comfortably pass to their next class without squeezing through the crowd. BSGE has no outdoor space for recreation or breaks while a school nearby has a large roof deck for lunch period and studying. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.



for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City. I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Jonathan Walston and Ciné Ostrow
Proud Parents, BSGE

September 17, 2025

**New York City Council
Subcommittee on Zoning and Franchises
Hon. Kevin Riley, Chair**

Good Afternoon Chair Riley,

My name is Connie Butler and I am the Director of MoMA PS1. For nearly 50 years, MoMA PS1 has been proud to serve Long Island City through our art exhibitions, community partnerships, and free public programs - welcoming over 150,000 thousand visitors annually and contributing millions to Long Island City.

The One LIC rezoning presents a rare opportunity for our community to receive much needed investments in several areas, including public space and arts and culture. We believe that MoMA PS1 can serve as a cultural anchor within the rezoning for city investment. As Long Island City grows, MoMA PS1 wants to meet the moment and provide opportunities for new and existing residents to learn and grow together.

We're proud to provide free admission to all New York City and NY State residents, host artmaking workshops for families, amplify and celebrate Queens-based artists and organizations through our Homeroom program, and host community programs in our courtyard. We also manage the 46th Avenue Public, scheduled for a major renovation through the DOT by 2028.

This rezoning has inspired us to be more ambitious and consider new ways to provide more open, clean, accessible, and safe public space within Long Island City. Our vision includes opening up the Jackson Avenue Wall, renovating our courtyard to make it an ADA accessible green space, and revamping our first floor to create a dedicated space for learning and creative exploration for children and families. With city investment, we can not only expand our physical space, but also our arts education and community engagement programming.

We are so grateful that the Queens Borough President included our capital project in his recommendations for community programmatic needs of the rezoning. Additionally, Community Board 2 has provided a letter of support for our project. We have also received a number of letters of support from our various community partners including Fortune Society, Teen Art Salon, and Socrates Sculpture Park.

We ask that the City Council consider supporting city investments in cultural and public space projects such as ours as part of the One LIC rezoning. We also encourage you to support policy recommendations within the plan that enhance our community's rich

ecosystem of artists and cultural organizations of all scales, such as zoning incentives for affordable cultural space, a dedicated fund to support local nonprofits and artists, and new public art initiatives.

Thank you for your time and consideration.

Connie Butler
MoMA PS1 Director

New York City Council
City Hall Park,
New York, NY 10007

To Whom It May Concern,

We are writing as a Long Island City resident [REDACTED] to express our concerns about the proposed OneLIC zoning changes. I understand this “OneLIC” effort led by the Dept. of City is meant to guide future development, but I fear the zoning changes would benefit developers far more than our community.

In practice, rezonings like this rarely make housing truly affordable. The current plan’s 4,300 “affordable” units may sound like a lot, but they often target moderate incomes and don’t guarantee deeply affordable homes for the lowest-income New Yorkers. Long-time residents (including those in nearby public housing) will still be priced out. [Danielle Brecker summed it up well: “zoning cannot solve the concerns of the community” by itself.](#) We can’t rely on market-rate development plus tiny affordable set-asides; we need real affordable housing built and preserved first.

Additionally, we’re already paying the price of rapid growth. [Between 2010 and 2020, LIC added over 20,000 new apartments and grew by 78%, but our schools, sewers, parks and subway did not keep pace.](#) Subways (especially the 7 train) are routinely overcrowded and have pitiful frequency compared to other major cities, and we have almost no new schools or green space for these tens of thousands of neighbors. Now this rezoning proposes another 15,000 units (30,000 people) without concrete guarantees of infrastructure upgrades. Unless we first upgrade public infrastructure such as subway capacity, and expand parks, piling on more luxury high-rises will only worsen commuter chaos, school overcrowding, and flood risk.

Building supertall skyscrapers casts long shadows over our neighborhood parks and streets. [Research shows that “access to natural sunlight positively impacts mental health by helping to regulate circadian rhythms and mood.”](#) and that sunlight exposure boosts Vitamin D and lowers stress. A skyline with multiple towers blocking natural light can actually make residents sicker and unhappier in the long run. Further, increased construction decreases air quality and increases noise pollution for current residents. Overall, the current plan includes few hard guarantees on resiliency or green infrastructure. Stacking more people under a concrete slab without enough trees, parks or flood controls is more than an aesthetic loss, as it can have health effects.

For these reasons, we respectfully urge you to reconsider or at least condition this rezoning. Please ensure that any upzoning truly serves all LIC residents. Long Island City has seen tremendous growth, but if that growth isn’t matched by real community benefits and protections, it will only make our neighborhood less livable.

Thank you for listening to residents’ voices. We hope you will push the OneLIC plan to deliver concrete investments for the working-class families who already call LIC home.

Thank you,
Cynthia Jin, Long Jin, Min Chu (Residents of [REDACTED] LIC)

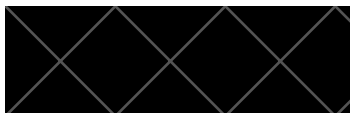
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[EXTERNAL] One LIC - please legalize as much housing as possible

**Daniel Cohen**

Yesterday, 9:34 AM

Land Use Testimon

[Reply all](#) | 

LIC Plan

CAUTION:

As an NYC resident, the housing shortage is crushing me - I pay almost \$3000 in rent for a tiny studio apartment. We desperately need to build more housing, and One LIC is a great opportunity to get more of the housing we so desperately need. Please legalize as much housing as possible.

Thank you,

Daniel Cohen



New York, NY 10024



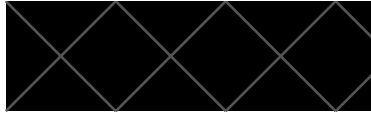
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[EXTERNAL] Re: Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**David Hirschler**

Yesterday, 7:27 AM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,



David Hirschler
Proud Parent, BSGE

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[EXTERNAL] NO (PLEASE!) to OneLIC / Long Island City Neighborhood Plan

**D.P. Gorman**

Yesterday, 3:26 P

Land Use Testimo

[Reply all](#) | [...](#)

Inbox

CAUTION:

To Whom It May Concern:

I have lived for 25 years in Astoria, within Community Board 1, and echo all concerns raised by the community so far regarding OneLIC. I've also had a job on 57th Street in Manhattan these 25 years, and have witnessed the building boom on that street of massive towers (which also have massive vacancies), with no sunlight on the streets anymore as a result, and most of the character and vibrancy of the area gone as a result.

That midtown area may not be the same as this proposal, and I did move long ago to this big city for all its activities, buildings, and people, and do recognize the need for housing. But I moved here to stay—to live here long-term. OneLIC is just more short-term gratification for developers, the wealthier, and construction jobs that will eventually end. The Queensboro Bridge/Long Island City hub is a glut of traffic, noise, odors, glass high-rises, lack of space and sunlight, empty storefronts, garbage... and I'm told by my working-class neighbors that union labor has often been bypassed on these projects, despite promises.

How can buildings so out-of-character for this neighborhood, at unaffordable prices, meant to add so many more people to an already vulnerable area, even be considered? More traffic and transit woes? Even less open space and sunlight? Overload to the power grid? Sewage overflow when the city gets less than an inch of rain? Coastal flood zones—recall Superstorm Sandy--and sinkholes that already exist in this area? The environmental impacts have not been realistically considered or forecasted.

Whatever we all envision a city to be, it should be fair, realistic and sustainable. OneLIC is not. Please be committed to lower-income homes; this rezoning essentially locks out NYCHA residents from obtaining MIH units. Support climate justice; this plan lacks resiliency. Please vote NO, and put the people and planet deserving better over the profit of developers.

Thank you for your consideration,

DeeAnne Gorman
Astoria, Queens, NYC

Student Advocacy Talking Points: A New Home for BSGE in One LIC

Introductory Statement

As a proud student at The Baccalaureate School for Global Education (BSGE) in Queens, I am here to ask City leaders to give our school a real home by including a new building for BSGE in the One LIC development.

Why BSGE Matters to Me and My Peers

- BSGE was founded in 2002 and is the **first public school in New York City to offer the International Baccalaureate (IB) program**.
- Unlike other schools, **every single student at BSGE is enrolled in the full IB Diploma program**—we all rise to meet that challenge together.
- Our school reflects New York’s diversity: almost **half of us qualify for free or reduced lunch**, and many of us come from immigrant families.
- We come from across Queens, an area that doesn’t have IB programs, and BSGE gives us a chance to access a world-class education close to home.

What We Struggle With Every Day

- **No gym, no auditorium:** We are the **only specialized high school in NYC without these basic spaces**. That means no place for school-wide assemblies, no proper place for sports, no stage for theater or concerts.
- **Crammed classrooms:** Our entire school is squeezed onto 2-3 floors of a shared building. It feels like there’s no room for us to grow.
- **Missed opportunities:** While other schools have science labs, art studios, and sports facilities, we must work harder just to access the basics.

Why One LIC Can Change Everything

- The One LIC development is a **once-in-a-generation chance** to give BSGE students the building we’ve never had.
- With a proper facility, we could have **science labs, arts spaces, a gym, an auditorium, and technology-equipped classrooms**.
- This would allow us to **expand enrollment**, so more students from Queens can benefit from the IB program.

- Most importantly, it would finally put us on equal footing with other screened high schools in New York City.

Student Call to Action

- We've already proven what we can do without the facilities other schools take for granted.
- Imagine what we could accomplish if we had the same resources as everyone else.
- We ask City leaders and developers to **include a new building for BSGE in the One LIC development**. It will give us the chance to learn, compete, and create at the same level as our peers across the city.

New York City Council Land Use Committee
New York, NY

Re: A New Building for BSGE as Part of the One LIC Development

Dear Members of the Land Use Committee,

As a proud student at The Baccalaureate School for Global Education (BSGE) in Queens, I am writing to ask you to include a new building for our school in the One LIC development.

BSGE is unlike any other public school in New York City. Founded in 2002, it was the first school in the city to offer the International Baccalaureate (IB) program, and it remains the only school where every student is enrolled in the full IB Diploma program. Our school represents the best of New York's diversity—nearly half of us qualify for free or reduced lunch, and many of us are the first in our families to pursue a college-prep program like IB. We come from all over Queens to be part of this unique community.

But despite our achievements, we face daily challenges that no screened high school in New York City should have to endure. BSGE has no gym and no auditorium. We are the only screened high school denied these basic facilities. We don't have the labs, arts spaces, or athletic facilities that other schools take for granted.

The One LIC development offers a once-in-a-generation chance to change that. A new building for BSGE would finally give us the space to grow and learn at our full potential. With proper science labs, arts studios, a gym, and an auditorium, we could do so much more—not just for ourselves, but for future generations of Queens students who deserve the same opportunities as their peers in other boroughs.

We have already shown what we can accomplish without the resources other schools have. Imagine what we could achieve if we had a proper school building. Please include a new home

for BSGE in the One LIC project. It would not just be an investment in a building—it would be an investment in students, in families, and in the future of Queens.

Thank you for your time and for considering the voices of students like me.

Sincerely,
[Student Name] Deepa Yang
Proud Student, BSGE

[↻ Reply all](#) | [🗑 Delete](#) [Junk](#) | [▼](#) [...](#)

[EXTERNAL] please consider a sustainable soulution



Dee Cocoros <[\[REDACTED\]](#)>

Tue 9/16, 4:27 PM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Dear Queens Community

As a native here is Sunnyside Queens, the most diverse borough in the world. I would like to know how we will have a sustainable solution where we all benefit, especially the people and businesses who have created and built communities here. NOT Luxury buildings which are as we all know to the detriment of our CommUnities! We, the people who have lived here do NOT need developers and luxury BS to tell us about affordable housing. They have No Clue. Just using the term Lottery in housing and development is an Insult to our hard built, kind, diverse communities.

Infrastructure

Independent real affordable housing.

Use of Public Land for the Public

Parks, trees, and greener healthier lifestyle available

Zoning NO buildings higher than 8 stories=. I know in Sunnyside it was 10 stories

I welcome a real, individual response

I am happy to step up and help out as well.

Please feel free to email me

There are better solutions

Diane Cocoros

Holistic Health and Wellness Pct

EFT Pct

Dept.of Aging NYC

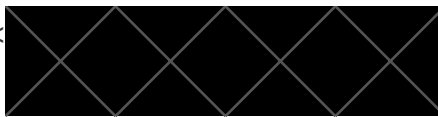
Together We Thrive

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[EXTERNAL] In support!



Dimetra Barrios <

Yesterday, 6:18 AM

Land Use Testimony 

 Reply all | 

LIC Plan



CAUTION: 

Hello, my name is Dimetra Barrios, and I strongly support the OneLIC Neighborhood Plan because it's the comprehensive solution our community needs right now.



[Reply all](#) | [Delete](#) [Junk](#) | [...](#)

[EXTERNAL] Support for BSGE to receive funding for new building

**elena ferloni**

Fri 9/12, 12:29 PM

Land Use Testimo

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Please include Baccalaureate School for GLObal Education in the OneLIC plans!

BSGE is a great school with hard working and dedicated staff and very smart students. They would take full advantage of a new facility. Right now they have a cafe-gym-atorium that is tiny and needs to fulfill three purposes!! The library is just as tiny and has to work as study room, club room, art studio and so much more! They don't have a gym, no lab or science classroom, no music room or theatre space.

They deserve a new school and the neighborhood would gain a jewel that they could be proud and would make them proud!!

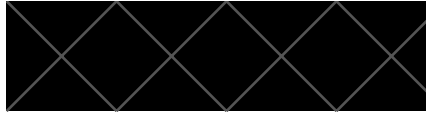
Elena

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[EXTERNAL] Re: Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Eleonora Jimenez-Levi**

Mon 9/15, 10:35 AM

Land Use Testimony [👍](#)[↻ Reply all](#) | [⌵](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

I am a parent of an 8th grade student at The Baccalaureate School for Global Education (BSGE) in Queens. Today, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers lack important facilities to support them and their academic experience. The school is housed in a former factory which means the school has no gym and no auditorium. Halls are so cramped that lockers must be placed and accessed in classrooms because the halls are so narrow. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools.

Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an



Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Eleonora Jimenez-Levi
Proud Parent, BSGE

 Reply all | 
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  Junk |  ...



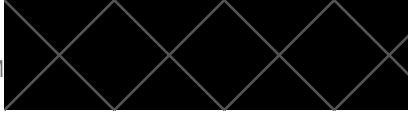
[EXTERNAL] Comments on 1LIC



Elise Goldin

Tue 9/16, 3:23 PM

Land Use Testim



 Reply all | 

LIC Plan

CAUTION:



Hi-

I oppose 1 LIC moving forward. Rather than massive amounts of luxury development with no meaningful commitment or accountability for follow through on investment, we should do a community led plan. We demand the following be central to any rezoning:

- **Affordable Housing:** The City must create a legally binding mechanism for deeply affordable housing – far beyond what is required by the City’s insufficient Mandatory Inclusionary Housing (MIH) program. We need increased percentages of deeply affordable units to counter the years of unfettered market rate development in LIC.
- **Community-Driven Development of Public Land:** The City must commit to keeping all public land out of the hands of private developers – and prioritize long standing community-led plans for these sites, such as the Queensboro People’s Space and the Hunters Point North Vision Plan for Resiliency. Any housing built on public sites must be 100%, deeply affordable.
- **A Connected Waterfront and New Public Spaces:** The OneLIC plan would bring in tens of thousands of new residents, reducing the amount of green space per capita. The City must develop a concrete land acquisition strategy to create a resilient public park connecting Anable Basin to Queensbridge, as laid out in the LICC/Hunters Point Community Coalition plan.
- **Queensbridge and Ravenswood Houses Investments:** Public investment in nearby NYCHA housing must be built-in and guaranteed, and all vacant units must be rehabbed and rented. No supertall, luxury housing across the street from Queensbridge – or anywhere else in western Queens.
- **Investment in Sewage, Plumbing, and Resilience Infrastructure:** The City must make a major – and binding – commitment of funding for critical infrastructure, including our crumbling public transit, schools and sewage that is at least proportional to the anticipated increase in population.

Thank you,

Elise



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[EXTERNAL] Please approve the OneLIC Plan

**Emily Smith**

Yesterday, 11:55 P

Land Use Testim

[Reply all](#) | 

Inbox

CAUTION:

I urge you to adopt the OneLIC Plan as soon as possible. I support the plan as is.

More homes of all types are a huge neighborhood benefit in and of themselves. We should not hold the creation of new housing hostage to other neighborhood priorities.

Infrastructure and other community investments are critically important, but they don't have to come at the expense of housing. We can and should advocate for both needs simultaneously. In fact, welcoming new residents will generate additional tax revenue that can help fund those additional priorities.

Thank you for your leadership on this important issue.

Sincerely,

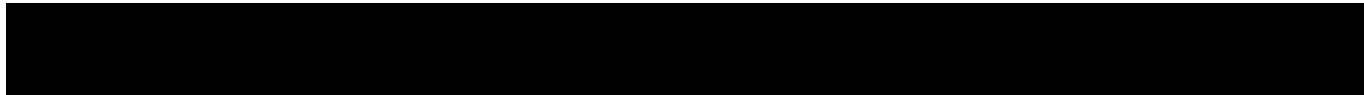
Emily Smith

NYC resident and rent-burdened renter



Outlook

[EXTERNAL] OneLIC needs to stop

From Erica Vendetti **Date** Thu 9/18/2025 7:29 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>; Testimony <Testimony@council.nyc.gov>

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

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

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

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

Testimony against One LIC rezoning

My name is Ernie Brooks and I have lived at the corner of [REDACTED] since 1977. I am strongly opposed to the rezoning of this neighborhood as it is currently proposed. I appreciate that my city council person has indicated positive changes which she will require to gain her vote. While extremely important, if met they still won't cover all my concerns.

Our country has seen a massive shift in wealth from the less affluent to the rich over the past crisis ridden decades of this century, a disaster which has intensified beyond our imagining in the past year as a corrupt real estate tycoon has taken an unprecedented level of control over the reins of power in this country. Unfortunately I believe that the rezoning as presently proposed will mostly exacerbate this trend of a large upward transfer of prosperity. Rising rents in massive luxury towers will continue to push out those who have lived and worked here for years, as well as creating a riverfront that is not more but less resilient in the face of the climate changes that are already upon us. I am a member of the Long Island City Coalition which has drawn up the community based Hunter's Point North Vision Plan for Resiliency that contains a blueprint for a more equitable, resilient and ultimately saner development of our East River Waterfront.

This plan resulted from years of work by long time residents working with experts at Nautilus International to find out what our neighborhood could be if allowed to evolve in a way that respects diversity, equity, environmental concerns, and a sense of human scale. When I finally saw pictures of the potential massing allowed by the one LIC rezoning, and how

they showed a 44th drive transformed into a shadowed canyon, it was shocking, and, unfortunately, typical of an unimaginative, profit driven plan like One LIC. We do not need , we can not tolerate, an abdication of intelligence represented by 80 story towers at the waters edge with their one bedroom apartments starting at 4500 a month or more. Where in this plan are guarantees of true affordability that are needed- there are none beyond promises of a small number of AMI apts, most of those hardly to be considered truly affordable. The list of missing guarantees is considerable- where is money to rehabilitate the hundreds of unusable apartments at QB, our resource of truly affordable housing ignored so long and starved for funding... the money for infrastructure, including my particular focus, an inadequate waste water system which causes the base of the freight elevator shaft where I live to fill with sewage after heavy rains, allows tons of CSOs into Newtown Creek and the East River! Promises have been made prior to past neighborhood plans, nothing delivered. There must be no new development for any reason with out adequate infrastructure. I am also a member of the WQCLT which has submitted its proposal for transforming the DOE building which is on the site of public land at the center of the ONE LIC rezone area, into QPS- Queens People's Space, which, if supported by the council and other city powers, could be a hub for the neighborhood in offering permanently affordable space for light manufacturing, the arts, available to both the wealthier community to the south with and QB to the north, and helping to create a link between these two LICs.

So Council Members, please look at the work, done in tandem by the LICC/HPCC and the WQCLT and take from the extensive and innovating planning they have done to insist on important modifications to the One LIC rezoning before you vote on it. Also the conditions recommended by QCB1 and 2 are vital as well as those of the Queensborough President. The conditions enumerated there are a minimum to include, as well as what was eloquently expressed by my council person at Wednesday's hearing.

Thank you,
Ernie Brooks



LIC.,NY 11101



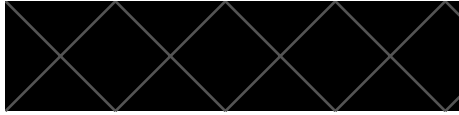
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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Fabiola Gómez**

Mon 9/15, 3:59 PM

Land Use Testimony

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to you with immense gratitude. Where my family comes from, a world-class education like the one my daughter receives here would be a privilege reserved for the wealthy. The opportunity for her to attend a public school with a prestigious curriculum like the International Baccalaureate program is a truly remarkable blessing that our family could never have afforded in our home country.

BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

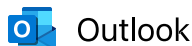
The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.



Sincerely,

Fabiola Gomez Atencio
Proud Parent, BSGE



[EXTERNAL] Re: Testimony for LIC ONE

From C C [REDACTED]
 Date Fri 9/19/2025 12:44 PM
 To Land Use Testimony <landusetestimony@council.nyc.gov>

Council Julie Won and Chair Kevin Riley,

I would like to submit the following comments .

LIC ONE plan zoning with relations to City of Yes .

As Council Julie Won has asked City Planning About the City of Yes Zoning Implications . I suggest a third party such as Urban Planner George M Janes written verification on the matter. This is a technical issue which will affect the entire plan. If all the CEQR was submitted before December 2024 City of Yes approved date. Is there a revision by City Planning ?

As Board 1 member has stated , " It is a Gift to the Developers "

What is the Gift to all the kids and senior citizens in Queensbridge and Ravenswood ? d

PLEDGE

Upon Council Julie Won discretion . SPP Cornerstone and CHANG Realty will donate \$10,000.00 to a fund established from this rezoning. The funds will be deposited upon sale of the property or any improvements as a result of LIC ONE rezoning . Twenty five percent of this to be used for educational purposes for Queens bridge and Ravenswood residence . These are our conditions on the committee.

- 1) 25 members from WCLT , LIC artists , film non -profit and small business.
- 2) It shall not have any members who have served or currently on LIC BID/ PARTNERSHIP , Community Board 1 and Community Board 2.
- 3) It shall be independent from any profit and nonprofit entities who hold any Fee Simple interest in LIC ONE rezoning plan.

Fanny Chang for
 Chang Realty Group
 and SPP Cornerstone

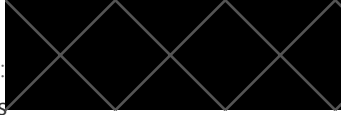
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[EXTERNAL] New Building for BSGE

**Fei Chen**

Mon 9/15, 10:30 AM

Land Use Testimony

[↩ Reply all](#) | [⌵](#)

LIC Plan

CAUTION:

Good morning,

My name is Fei Chen. I am a parent of BSGE. My child is currently an 8th grader at BSGE. Over the last year or so, I have come to love the school and its community. The faculties and students all go above and beyond. As an example of dedication from the faculties, last school year my child submits her homework. Next morning before even arrive at the school, she will receive feedbacks, comments and suggestions on the assignment.

My child takes one bus and 2 subways to school everyday and she does not complaint. The reason for this is because day in and day out she sees the examples her teachers and classmates set. The school has no gym, teacher and classmates walk to a nearby park (10+ mins) for gym, in the rain, and in the snow.

Please include a new BSGE school build in the LIC plan as a show of appreciation for all BSGE past and present faculties and students's dedication and hard work.

Thank you,
Fei Chen

Sent from my iPhone





The Fortune Society
BUILDING PEOPLE, NOT PRISONS

August 7, 2025

Council Member Julie Won
City Hall Park
New York, NY 10007

Council Member Won,

Our longtime partner/neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's courtyard renovation proposal for the OneLIC rezoning will increase access to the courtyard and first-floor amenities, provide space for children and families, and provide a new public open space for the surrounding community.

The transformation of MoMA PS1's courtyard will open up the institution and connect to the plaza in front of the museum, and also provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment, MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and first floor renovation will address critical accessibility needs and open up a new, green space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Respectfully submitted,

Ronald F. Day, Ph.D.
Chief Operating Officer

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[EXTERNAL] Testimony in Support of the OneLIC Initiative and Zoning Reform by Neighbor living at [REDACTED]

**gastonrodriguez@gmail.com**

Fri 9/12, 5:33 PM

Land Use Testimony [▼](#)[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION: [REDACTED]

Testimony in Support of the OneLIC Initiative and Zoning Reform

Submitted by Gaston Rodriguez, Owner of [REDACTED]

Dear Members of the City Council,

My name is Gaston Rodriguez, and I am the owner of the property located at [REDACTED] [REDACTED] in Long Island City where I live with my wife and 2-year old girl. I'm writing in strong support of the OneLIC initiative and to respectfully urge the Council to consider changing the zoning in our area to allow for more residential housing development.

As a resident and homeowner, I've seen how the current restrictive zoning has limited growth and opportunity in our neighborhood. While other areas closer to the LIC core have benefited from new housing and revitalization, our street remains stuck—with outdated warehouse uses and minimal development. These restrictions are holding us back from addressing the urgent need for more housing and a healthier community.

A clear example is the property at 3921 Crescent Street, which is currently used as a religious facility and has been waiting rezoning for a period of time. While I fully respect the role such institutions play, the zoning in place has prevented properties like



progress.

Beyond the issue of housing availability, the lack of residential development contributes to ongoing quality-of-life issues. The area struggles with cleanliness, safety concerns, and rodent problems, all of which are exacerbated by the predominance of low-traffic warehouses and underutilized buildings. Bringing in more housing would activate the neighborhood, improving safety and services while creating a more vibrant and sustainable environment.

This matters deeply to me not just as a homeowner, but as a father to a 2-year-old daughter who deserves to grow up in a clean, safe, and thriving community. A more livable neighborhood with accessible housing and better infrastructure would have a direct and lasting impact on her future.

The OneLIC initiative provides a balanced and thoughtful path forward, enabling much-needed housing while improving the quality of life for current and future residents. I respectfully ask the Council to support this initiative and modernize our zoning to reflect the real needs of our community.

Thank you for your attention and service.

Sincerely,

Gaston Rodriguez

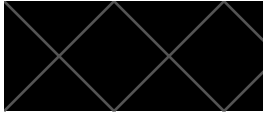


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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Geeva & Heiko Ebens**

Tue 9/9, 9:41 PM

Land Use Testimony [✕](#)[Reply all](#) | [✕](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

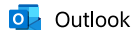
Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
Geeva Ebens
Proud Parent, BSGE



Outlook

[EXTERNAL] Testimony on OneLIC rezoning

From Hannah Berson **Date** Sat 9/20/2025 9:14 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>; Testimony <Testimony@council.nyc.gov>


To Chair Riley and the Subcommittee -

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

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

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

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

Sincerely,
Hannah Berson

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Public comment on Long Island City Neighborhood Plan

**Heather Page**

Sun 9/7, 7:37 PM

Land Use Testimon

[Reply all](#) | [...](#)

LIC Plan

To whom it may concern

As the proud Principal of The Baccalaureate School for Global Education (BSGE), located in Long Island City, I strongly advocate for the inclusion of a new, modern school building for BSGE within the plans for the One LIC development.

For years, BSGE has served as a cornerstone of our northern Queens community, providing an exceptional and rigorous International Baccalaureate Diploma Programme to a diverse body of learners in grades 7 to 12, including English Language learners and students with IEPs. Our results speak for themselves: 100% graduation rate and 100% college acceptance, with most of our seniors earning the prestigious IB diploma. BSGE is not just a school; it is a close-knit community where students feel welcomed, supported, and empowered to explore their passions and achieve their full potential, both academically and personally. Our students also demonstrate a remarkable commitment to service, actively engaging with and giving back to their local and global communities. Furthermore, despite the significant limitation of not having a gymnasium, our student-athletes have achieved remarkable success, recently winning city PSAL championships in boys soccer and girls softball. BSGE is a true gem, consistently ranked among the top high schools in New York City and State.

However, the physical limitations of our current school building severely impede our ability to fully serve our students and our community. Our facility suffers from numerous inadequacies, including the absence of a gymnasium and auditorium, narrow hallways that restrict movement, outdated science laboratories, an insufficient number of classrooms leading to overcrowding, a cafeteria that is too small to accommodate our student body, and narrow stairwells that create logistical challenges. Despite these challenges, the demand for a BSGE education with NYC Schools continues to grow. We are currently operating over capacity and are unable to expand to offer more seats to the many eager students in Long Island City, Astoria, and the wider New York City community who would thrive in our unique learning environment.

The inclusion of a new, purpose-built school building for BSGE within the One LIC development would be a transformative investment in the future of our community. This new facility would allow us to provide our students with the modern resources they deserve, including a gymnasium, auditorium, updated science labs, appropriately sized classrooms, and a functional cafeteria. Furthermore, it would enable us to expand our enrollment to accommodate more students from our local community and across the city, offering our exceptional educational model to a greater number of young people. This expansion would also enhance our extracurricular offerings and community engagement with the addition of dedicated spaces for activities and events. Importantly, a new building would allow us to continue to foster the close-knit, supportive environment that is the hallmark of BSGE, but within a space that allows for greater comfort and opportunity.

Thank you,
Heather

Heather Burns Page, Ph.D. (she/her)

Principal

The Baccalaureate School for Global Education

34-12 36th Avenue, Astoria, NY 11106



<https://www.bsgc.org/>





My name is Randi Berry. I have been a resident of Western Queens for the last 25 years and I am the Executive Director and co-founder of IndieSpace. IndieSpace is a community organizer and service organization for indie theater and multidisciplinary artists in NYC. We serve hundreds of arts organizations and thousands of individual artists with funding, professional development, real estate programs and advocacy. Our organization is based in Queens but supports artists in all five boroughs.

DEIS and the OneLIC plan fail to address a comprehensive plan for arts and culture which is damaging to the arts and culture ecosystem in our community. Arts and culture is a primary driver of tourism for the city and for LIC. There is an active and engaged arts and culture community in the proposed zoning area (at least 111 organizations and artist collectives) who are threatened by this plan and we urge the Borough President and the City to make sure that a drastic change to the neighborhood takes the artists within it into deep consideration.

IndieSpace and the artists we serve wholeheartedly agree with the local Community Boards recommendations to support the artists and the arts organizations in the impacted area. IndieSpace serves small budget organizations and individual artists. This part of the ecosystem is most vulnerable to changes in the landscape and are already suffering with the affordability crisis in NYC. Losing artists in the neighborhood is damaging to the neighborhood and to NYC.

I want to highlight two main CB2 recommendations for arts and culture: 1) zoning incentives for developers to create below-market, long term or permanent arts and culture spaces, and 2) investment by developers into an LIC arts fund operated by a 3rd party local nonprofit to streamline funding equitably, especially among small budget arts and culture orgs within the zoning area. Funding, both capital and expense funding, should not go to any single arts organization, but instead funding should go through an arts fund to be equitably spread across arts orgs, and where small budget organizations in the zoning area would be prioritized.

We see models for this in other parts of the city. If OneLIC is meant to be a comprehensive plan, it must include arts and culture. This is an opportunity for the public and private sectors to have creative, trailblazing collaborations for a successful, vibrant future of the neighborhood.

Thank you

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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Ivan Levi**

Mon 9/15, 2:

Land Use Tes

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

I am a parent of an 8th grade student at The Baccalaureate School for Global Education (BSGE) in Queens. Today, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers lack important facilities to support them and their academic experience. The school is housed in a former factory which means the school has no gym and no auditorium. Halls are so cramped that lockers must be placed and accessed in classrooms because the halls are so narrow. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools.



an investment in the future of Queens families and the future of New York City.
I respectfully urge you to include a new BSGE building as part of the One LIC project.

Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Ivan Levi
Proud Parent, BSGE



[EXTERNAL] Long Island City Neighborhood Plan

From Janet Belden [REDACTED]
Date Sat 9/20/2025 7:24 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

My name is Janet Belden and I have lived in Long Island City since moving here in 1987. Although there has been many changes to the area since then, the good, bad and sometimes ugly, I love living here for many reasons but mostly because I have a community of good neighbors which make living in LIC special.

Over the past decades I have watched the out of control building of many new luxury condo towers, as well as 8 story structures taking up huge amounts of each block. Now, another 23 + story building is going up just set back a bit from Vernon Blvd. This same builder is building another huge luxury condo right next door to me. Still don't know how tall it will be. In order to do this, a 2 family home, a garage, an empty lot, and 3 commercial buildings which held a moving company and other small businesses are displaced. Everything being demolished in order to make way for more Unaffordable housing without the proper infrastructure to support it.

Now the city is trying to push through another up zoning while so much current building is already happening.

This huge influx of residents that come with it has caused stress on the infrastructure such as plumbing, sewers and streets. Sewers backing up with the overflow running into basements happen even in heavy downpours. There is constant construction everywhere with no end in sight. Schools are overcrowded and for many children there is nowhere to enroll as there is no more room!

All of this is an ongoing condition with which current residents have to live with.

It's totally outrageous that now the city wants to add more residential buildings such as 70 story+ towers, with the promise that this will be fixed.

When you look at the One LIC plan for affordable housing what is stated is unspecific. There is promise of deeply affordable housing but what does that mean exactly and who will enforce it?

We've heard promises before but they somehow are forgotten through the maze of political bureaucracy.

If our elected representatives are for the best possible outcome for its constituents then these issues as well as resiliency from flooding due to climate change, more open green space to support

the huge influx of people and support for a plan as proposed by Western Queens Community Land Trust, the public DOE building should be transformed into a community hub of services, jobs training, mentoring, light manufacturing, and art/artisan spaces that would create a connective tissue between affluent Hunters Point South and the **underserved (DAC) community at Queensbridge Houses**.

This proposal must be considered as it will help to build a community between these two neighborhoods for a better quality of life.

Long Island City Coalition along with Hunters Point Community Coalition have proposed a *Vision Plan for Resiliency* (<https://hunterspoint-north.com/viewplan.html>). Unlike OneLIC's fragmented approach, which leaves critical needs to the developers this resiliency plan addresses many of these concerns. Before any up zoning plans have been finalized our councilwoman must take this plan into consideration and vote NO to the current ONELIC plan.

Thank you for this opportunity to share my opinion.

Best regards,
Janet Belden

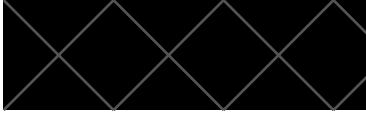
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[EXTERNAL] Please support the OneLIC Neighborhood Plan

**Jared Lewis**

Mon 9/15, 11:22

Land Use Testim

[↩ Reply all](#) | [⌵](#)

LIC Plan

CAUTION:

Dear Members of City Council,

I'm writing to you in strong support of the OneLIC Neighborhood Plan. As someone deeply invested in Long Island City's future, I believe this comprehensive plan is our neighborhood's best solution for our urgent and critical needs.

I support OneLIC because it tackles multiple challenges simultaneously:

- Creates permanently affordable homes at various income levels with family-sized units
- Adds over 1,300 new classroom seats for our children
- Transforms spaces under the Queensboro Bridge into valuable public areas
- Develops a connected waterfront from Queensbridge Park to Gantry State Park
- Upgrades sewage and flood infrastructure to protect against climate impacts
- Facilitates investments in Queensbridge Houses through maintenance and capital improvements

Long Island City cannot afford more delays. We need affordable housing, schools, open space, and infrastructure improvements now. I urge you to approve the OneLIC Neighborhood Plan.

Thank you,

Jared Lewis





Leonard Jacobs
Executive Director

Courtney French
Artistic Director

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September 2, 2025

NYC Council Member Julie Won
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101

Dear Council Member Won:

MoMA PS1 seeks your support for a Courtyard and Plaza Access Renovation Project via the OneLIC rezoning. I write as both Executive Director of a sister CIG (Jamaica Center for Arts and Learning, which you have supported through SU-CASA) and as a resident of LIC/Astoria—where PS1, to me, is an undisputed and critical cultural anchor.

I'd like to especially praise PS1's community engagement: From my professional perch at the other end of the borough, I am witness to how our incredible community of Queens artists directly benefits from PS1, the definition of a thriving and innovating institution.

PS1 provides free admission to all residents of NYC and NYS; it offers high-quality artmaking workshops and other community programs. It offers, more broadly, an authentic community-centered programmatic model—one making what I believe is a powerful argument for increasing public access to exhibition spaces, and for creating more spaces for community members.

We know that when we truly value artistic—that is, “free”—expression, communities transform. As neighbor, cultural consumer, and colleague, I urge you to support MoMA PS1's proposal and to continue to prioritize investments in Queens cultural spaces.

Warmly,

Leonard Jacobs
Executive Director, JCAL

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[EXTERNAL] NO to OneLIC unless it includes community-led input!

**Jennifer Robinson**

Tue 9/16, 2:37 PM

Testimony; Land Use Testi

 [Reply all](#) | **CAUTION:**

Dear City Council,

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

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

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

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

Thank you.

Sincerely,

Jen Robinson

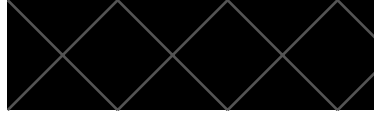

Astoria, NY 11106

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[EXTERNAL] OneLIC testimony

**Jenavene Bazacas**

Yesterday, 10:58 AM

Land Use Testimony [▼](#)[↶ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Hello, my name is Jenavene, and I am writing to express my strong support for the OneLIC Neighborhood Plan. This proposal presents a comprehensive solution that our community urgently requires at this time. The OneLIC plan effectively addresses a range of interconnected needs within our neighborhood, including the provision of affordable housing, educational facilities, open spaces, and necessary infrastructure improvements. It is crucial that we do not postpone these essential developments—Long Island City is in immediate need of these resources. I respectfully urge the Council to approve the OneLIC plan for the benefit of our community.

Thank you,

Jenavene Bazacas

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[EXTERNAL] Inclusion of the New Building for BSGE

**Jennifer Keenan** <

Wed 9/10, 10:40 AM

Land Use Testimony [v](#)[Reply all](#) | [v](#)

LIC Plan

CAUTION: 

Dear Members of the Land Use Committee,

As a proud parent of two students at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Jennifer Keenan

Proud Parent of two BSGE students



Outlook

[EXTERNAL] Testimony on OneLIC rezoning

From jenny DUBNAU [REDACTED]**Date** Fri 9/19/2025 5:50 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

Dear Council Member Won and City Council;

My testimony largely focuses on the threat of displacement in the industrial areas encompassed by the OneLIC rezoning (not just the IBZ), but I also include a list of suggested changes to the rezoning at the end of my written testimony.

According to the DEIS, the OneLIC rezoning would lead to the net loss of almost 800,000 sf of industrial space—yet, unbelievably, the DEIS predicts no major resulting job losses. Industrial buildings house manufacturers, small startups, street cart vendors, auto repair shops, and a ton of working artists of all types. These crucial sectors are dependent on affordable space, and the outer borough industrial vacancy rate of approximately 8% is actually rather low: in fact, in central Queens, it's only 4.9%. WQCLT and Pratt Institute's "Made in NY" conducted a recent survey of Queens-based manufacturers: the vast majority said they are at risk of displacement, and on average, they can afford only about \$20/sf annually. To be clear, the current industrial vacancy rate would be even lower if the rents were truly affordable. Rezoning manufacturing zones to mixed-use residential means the destruction and replacement of older, lower-rise industrial buildings with higher rise residential towers. Many industrial tenants will be immediately displaced when their buildings are torn down, and others when their rents are raised. Meanwhile, the DEIS states that more than 2.5 million sf of office space will be *added* in LIC, even though according to *Crains*, fully one-third of Class A (high-end) office space in LIC is currently vacant. The rezoning should be modified to *preserve* industrial buildings, not incentivize their demolition, and no more unneeded, unaffordable office space should be added. It's hard to see how the current OneLIC plan supports the preservation of manufacturing and the arts, two important stated goals. And finally, to help mitigate the manufacturing affordability and supply crisis that would be worsened by this rezoning, the city should ensure that the final RFP for the DOE building closely follows the vision of the Queensboro People's Space, which would provide over 600,000 sf of permanently affordable manufacturing space for small businesses, nonprofits, and the cultural sector.

As well, I support the below changes to the OneLIC rezoning: as a Queens resident, a priced-out former renter in LIC, and a member of the Western Queens Community Land Trust, which focuses on issues of neighborhood affordability, I am asking you to vote NO on the OneLIC luxury rezoning of Long Island City unless it includes:

Affordable Housing: The City must create a legally binding mechanism for deeply affordable housing – far beyond what is required by the City's insufficient Mandatory Inclusionary Housing

(MIH) program. We need increased percentages of deeply affordable units to counter the years of unfettered market rate development in LIC.

Community-Driven Development of Public Land: The City must commit to keeping all public land out of the hands of private developers – and prioritize long standing community-led plans for these sites, such as the Queensboro People’s Space and the Hunters Point North Vision Plan for Resiliency. Any housing built on public sites must be 100%, deeply affordable.

A Connected Waterfront and New Public Spaces: The OneLIC plan would bring in tens of thousands of new residents, reducing the amount of green space per capita. The City must develop a concrete land acquisition strategy to create a resilient public park connecting Anable Basin to Queensbridge, as laid out in the LICC/Hunters Point Community Coalition plan.

Queensbridge and Ravenswood Houses Investments: Public investment in nearby NYCHA housing must be built-in and guaranteed, and all vacant units must be rehabbed and rented. No supertall, luxury housing across the street from Queensbridge – or anywhere else in western Queens.

Investment in Sewage, Plumbing, and Resilience Infrastructure: The City must commit a major – and binding – commitment of funding for critical infrastructure, including our crumbling public transit, schools and sewage that is at least proportional to the anticipated increase in population.

Respectfully,
Jenny Dubnau

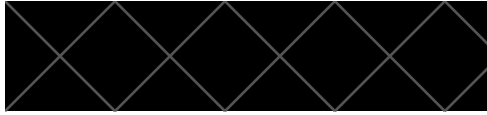
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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Jesse Wallace**

Thu 9/11, 5:06 PM

Land Use Testimon

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.



Sincerely,
Jesse Wallace
Proud Parent, BSGE



27-01 Queens Plaza North
Long Island City, NY 11101
T: 1-800-JETBLUE
jetblue.com

Dear Council Member Won,

Our longtime partner/neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and plaza renovation will address critical accessibility needs and open up a new, green open space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Justin Dinsburgh". The signature is written in a cursive, flowing style.

Managing Director
Infrastructure, Properties and Development



Outlook

[EXTERNAL] Oppose LICOne

From John Limbert **Date** Fri 9/19/2025 3:42 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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

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

The proposal would remove the existing height restrictions west of 23rd Street and, by allowing taller buildings, undermine the existing "neighborhood feel" of this part of Long Island City. Simply put, the plan does not make our lives better. It makes them worse.

The proposal would benefit developers and penalize residents. Judging by existing construction, there is ample new construction that observes current height restrictions. Why do the developers need to build higher? What is the need for removing those restrictions beyond enriching developers?

The proposal would convert this part of LI City into a soul-less, tree-less version of Jackson Avenue. Can anyone seriously claim that Jackson Avenue has a "neighborhood feel"?

There is little or no provision for more green space, which is already in short supply and would be needed if additional housing is built.

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

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

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

With respect,

John Limbert

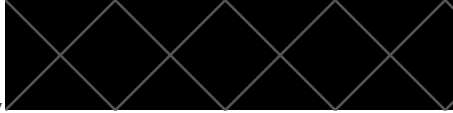
[↻ Reply all](#) | [🗑 Delete](#) [Junk](#) | [▼](#) [...](#)

[EXTERNAL] ONE LIC - Support

**Jorge Romero**

Yesterday, 10:38 AM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

As a parent raising a young child in NYC, I strongly support the One LIC plan and urge others to do the same. The city is becoming increasingly unaffordable for families like mine, forcing many to consider leaving. In fact, there are 18% fewer 5-year-olds in NYC today than just five years ago—families are voting with their feet because we aren't building enough housing.

We need more options if we want to stay and if we want our children to have a future here. One LIC would bring exactly the kind of new housing this city needs—supply that can help stabilize rents and give working families a shot at dignified living. Cities like Austin have shown that rents fall when more homes get built, not from unrealistic affordability mandates but from simply allowing growth.

If we keep blocking new housing, we're not just turning our backs on future New Yorkers—we're closing the door on our own kids when they grow up and look for a place to live. Let's stop the NIMBYism and build a city that welcomes the next generation. Support One LIC and all efforts to bring more housing to our neighborhoods.

—Jorge Romero, NYC resident and father

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[EXTERNAL] Support Letter for OneLIC

**Juhaib Choudhury** <

Today, 12:40 PM

Land Use Testimony [Reply all](#) | [...](#)

Inbox

CAUTION: 

To Whom It May Concern,

I am writing in support of OneLIC and its ongoing efforts to improve our neighborhood. As a former resident of 30-58 34th Street in Long Island City, I have a deep connection to the area and have witnessed firsthand the changes over the years. Unfortunately, like many others, I was forced to leave due to the rising cost of rent, and I now live in Harlem.

Affordable housing is no longer a luxury—it is a necessity. The rapid increase in rents has made it extremely difficult for working-class families, including many in the Bangladeshi community, to remain in the city. This is not just my experience. According to recent news reports, nearly 450,000 New Yorkers have moved to other states such as Texas and Florida within the last year. Similarly, many members of our Bangladeshi community have relocated to more affordable areas, including Buffalo, Michigan, Connecticut, and New Jersey.

While I support the vision and goals of OneLIC, I urge you to prioritize the development of affordable housing, community centers, and masjids that reflect the needs of the diverse communities that call LIC home. These institutions are essential not only for stability and belonging but also for preserving the cultural fabric of our neighborhoods.

I believe Long Island City has the potential to be a welcoming and inclusive place for all, and I hope OneLIC will continue to champion development that puts people first.

Sincerely,
Juhaib Choudhury



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[EXTERNAL] OneLIC Land Use Testimony

**Julien Kim** <

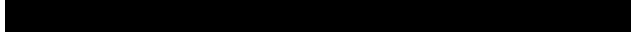
Mon 9/15, 9:27 AM

Land Use Testimony

[Reply all](#) | 

LIC Plan

CAUTION: 



To whom it may concern:

I am writing to advocate for The Baccalaureate School for Global Education (BSGE) to be included in the OneLic plans and to acquire a new school building. Our son is in 8th grade at BSGE and we love this school.

BSGE is a top rated school that is functioning in a deteriorating building. The school is incredibly high performing and deserves the opportunity to expand to admit more students each year. Students here thrive and deserve a space to support them. They currently have no gym and no auditorium or common space. Classrooms are falling apart. This is an urgent matter. Invest in supporting schools who are doing things right. The LIC area has already added a new elementary school and yet high performing Middle and Highschools are in desperate need.

Please provide a new building for BSGE in your plans.

Thank you,

Julien Kim



LIC resident

Sent from my iPhone

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[EXTERNAL] Long Island City Neighborhood Plan

**Kayla Spence**

Tue 9/16, 9:31 PM

Land Use Testimon

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Hello,

I'm writing as a parent raising two young children here in Long Island City. I want to say up front — I support the vision of the OneLIC plan. More green space, better infrastructure, thoughtful development — these are all things that make our neighborhood stronger. But as a parent, I can't ignore the reality families are facing: we already don't have enough schools.

Seats in our elementary schools are incredibly limited. PS 78 and PS 384 are bursting at the seams. The Court Square school was supposed to open in Fall 2027 — the same year my son starts kindergarten. That gave my family hope we could stay in this community. Now it's been pushed to 2028, and that one-year delay leaves us in limbo. Where are our kids supposed to go in the meantime?

And it's not just elementary schools. We don't have enough middle school seats either, and families are already worrying about what happens when their kids outgrow the early grades. Afterschool programs are limited and hard to get into, and working parents need them. On top of that, families with kids who need special education services or gifted and talented programs are really struggling. There just aren't enough resources here to meet the demand, and too often services are delayed or inconsistent.

We cannot keep building without thinking about how we will educate. Families will not stay in LIC if there aren't schools and programs for their children. It's that simple.

I truly believe OneLIC could make this neighborhood a place where families not only move in, but stay and grow for years to come. But that will only happen if schools — elementary, middle, afterschool, gifted and talented, and special education — are part of the plan from the very beginning.

I hope you'll make education a central pillar of OneLIC. Our kids deserve that, and so does our community.

Thank you for listening,
Kayla Spence



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[EXTERNAL] Supporting One LIC for new school building.

**khin han**

Sun 9/14, 8:0

Land Use Tes

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Hi

My name is Khin Han . I am supporting One LIC. My son is the 11th grade student from BSGE(Baccalureate School Globel Education). Great school and great education. The school was located at 36 Ave between 34th and 35th street Astoria. The school is very small. They don't have gym, auditorium. Cafeteria was very small. The school halls ways is very narrow. The education system is taking higher level. The principles was great and all the teachers was great. All the students gets higher level of education but the school is very small. Students has to go to the park at gym period even snowing. The kids deserve to get new school building for BSGE. If BSGE get new school building, more students can joy to BSGE. I am very happy with BSGE school for my son. The school system in BSGE was great. I am recommand to BSGE to get new school building for our childrens.

Sincerly,
Khin Han.
Parent from BSGE

Sent from Yahoo Mail on Android

 Reply all |   Delete Junk |  ...



[EXTERNAL] For OneLIC



kimetra bryant

Yesterday, 2:33 PM

Land Use Testimony



 Reply all | 

LIC Plan

CAUTION:



Hello,

My name is Kimetra Bryant and I strongly support the OneLIC Neighborhood Plan because it's the comprehensive solution our community needs right now.

Sincerely,
Kimetra Bryant

BSGE Parent Testimony Statement

Re: Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

Dear Members of the Land Use Committee,

I am writing to urge you to prioritize the inclusion of a new, dedicated school building for The Baccalaureate School for Global Education (BSGE) as part of the One LIC development.

Astoria/LIC has been our home for over 20 years. Before my family joined BSGE in 2018, I had known families for years whose children attended, despite the poor facilities, because of the amazing foundation and education it provided them. We were fortunate enough to have both of our children admitted and they have thrived there. We love that they can attend an exceptional high school without travelling far, as many families do. My son graduated in 2024 and my daughter will graduate before she can benefit from a new facility. Still, I am fighting to have BSGE and its future students benefit from and grow in the new facility that the One LIC Project could provide.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City endures. The school has no gym and no auditorium. Instruction is confined to compacted, sometimes poorly ventilated classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

I respectfully urge you to include a new BSGE building as part of the One LIC project. It would give Queens students the same opportunities their peers enjoy in other boroughs. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
Kristen Blackburn



Proud Parent, BSGE



Lady M Confections Co., Ltd.

43-10 9th Street, 2nd Floor
Long Island City, NY 11101

September 8, 2025

The Honorable Julie Won

New York City Council
City Hall - District 26
37-04 Queens Blvd., Suite 205
Long Island City, NY 11101

Subject: Support for MoMA PS1's Renovation Project within the OneLIC Rezoning Plan

Dear Council Member Won,

On behalf of Lady M Confections, a proud neighbor to MoMA PS1 here in Long Island City, I am writing to express our wholehearted support for their Courtyard and Plaza Access Renovation Project as a key component of the OneLIC rezoning plan. We were thrilled to learn that the City Planning Commission has approved the OneLIC proposal, and we believe that prioritizing MoMA PS1's project is a vital next step for our community.

Our relationship with MoMA PS1 is more than just proximity; it's a partnership we have valued for many years. From our vantage point, we see MoMA PS1 not just as an institution, but as the cultural heart of our neighborhood and a significant economic engine. For years, we have had the pleasure of supporting their wonderful art events with donations of our cakes, and we have seen firsthand how these gatherings bring together our diverse Long Island City community. Through their innovative exhibitions, community programs, and the artist-centric Homeroom program, they have consistently supported local residents by providing world-class art right at their doorstep. From offering free admission to all New York residents to providing essential artmaking workshops, their commitment to our community is evident in everything they do,

MoMA PS1's proposal within the OneLIC framework is a natural extension of this mission. The plan to renovate their courtyard and plaza will do more than just beautify a space; it will transform their first floor to open up the institution, create a dedicated and much-needed area for children and families to learn and explore, and vastly improve public access for the entire community.

As Long Island City continues to grow, these new and revamped public spaces will be invaluable. The creation of a new, green open space on City-owned land aligns perfectly with the stated goals of the OneLIC rezoning. This project will address **critical** accessibility needs and provide a welcoming hub for residents and visitors alike. With a strategic investment from the city, MoMA PS1 can expand both its physical footprint and its essential arts education and community engagement programming.

As the City Council prepares for the public hearing on September 17th, we ask that you strongly support MoMA PS1's proposal. Prioritizing this investment in our community's cultural and public infrastructure will ensure that as Long Island City develops, its soul—anchored by institutions like MoMA PS1—grows right along with it.

Thank you for your time and your dedicated service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alvarez Symonette', with a stylized, flowing script.

Alvarez Symonette
Chief of Staff

Lady M Confections
Long Island City, NY 11101

[Reply all](#) |   [Delete](#) [Junk](#) |  

[EXTERNAL] New Building for the Baccalaureate School for Global Education

**Laura Mantell**

Mon 9/15, 12:56 PM

Land Use Testimony



>

[Reply all](#) | il.co.uk> 

LIC Plan

CAUTION:

I am reaching out in support of BSGE and its efforts to get a new building. The upcoming One LIC development proposal presents a unique opportunity for BSGE to get the new home it deserves. It is a stellar school, and a further credit to the neighborhood. I say this as a BSGE parent looking to move closer to this special school, which my son attends. Again, the school is a worthy recipient of new space in the neighborhood and will be an even bigger draw if it gets the building it needs and deserves.

Sincerely,

Laura Mantell and Mark Bohan



[EXTERNAL] OneLIC and BSGE

From Laura Meyers, LMFT <[REDACTED]>
Date Sat 9/20/2025 8:09 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

Dear City Council Members,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive. Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities.

OneLIC plan is an opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure there are basics such as mold-free walls. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs. Our children have achieved remarkable success despite inadequate conditions.

Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of OneLIC. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
Laura Meyers

[REDACTED]
Long Island City, NY 11101
Parent, BSGE, Class of 2028

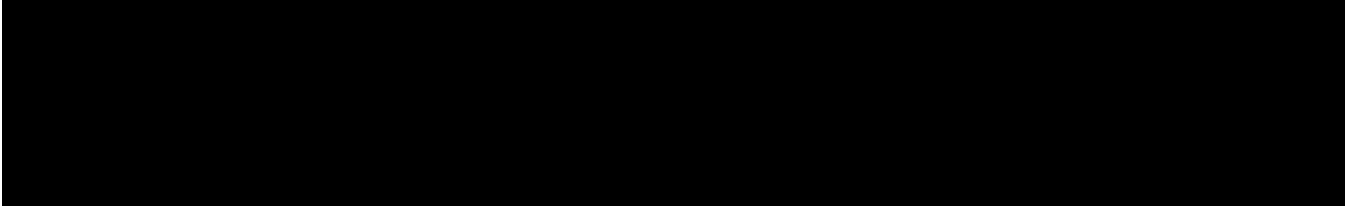
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Laura V. Meyers

Licensed Marriage and Family Therapist

New York State #000573

Se habla español.





Outlook

[EXTERNAL] LONG ISLAND CITY Neighborhood Plan

From LIC Coalition <liccoalition@gmail.com>**Date** Sat 9/20/2025 4:31 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

Hello,

We, the undersigned community groups in Western Queens, support developing the Hunters Point North section of Long Island City (LIC) responsibly and sustainably. Such an approach requires planning and development that fully addresses the critical needs of existing residents and businesses while laying a secure foundation for newcomers. It means respecting the community's long-standing concerns and creating conditions for a resilient, healthy, and thriving neighborhood.

Regrettably, OneLIC places LIC on an *unsustainable path*, and we cannot support the plan as it stands. Many who do support OneLIC have been led to believe that the current plan will improve resiliency, open space, infrastructure, school seats, and affordability. As it stands now, it will do the opposite. The plan's maximalist approach to housing will compound rather than fix problems caused by previous rezonings and overdevelopment. *This concern is not NIMBYism.* It is about adding housing equitably, as part of a total ecosystem, and at a level that is supportable and safe for the long term.

For our groups to support this plan, it must be changed to include:

1. Affordable Housing: a legally binding mechanism to assure that a larger percentage of new housing will be deeply affordable and go beyond what is required by MIH1 and MIH3.

2. Public Land to remain Public: a guarantee that all city-owned properties in the study site will be kept public and used for these critical needs:

- **A waterfront *resiliency park*** (vs the plan's esplanade or walkway) created by pooling the public waterfront parcels with private square footage required by the Waterfront Access Plan. The park would provide **clean, usable green space** to significantly improve the per capita open space in LIC. It should be comprehensively planned, developed with multiple lines of resiliency, and eventually form a connected waterfront from Gantry to Queensbridge parks.

- **A community services and arts/ artisan/ light manufacturing hub** in the Department of Education building (such as the recommended **Queensboro People's Space**).

3. Robust Resiliency: OneLIC places the responsibility for resiliency to future waterfront hazards caused by climate change on individual developers whose bottom line is net profit. No equally vulnerable Manhattan waterfront relies on such a precarious scenario. At a minimum, the proposal must follow the comprehensive resiliency guidelines outlined in the **Hunters Point North Vision Plan for Resiliency** (<https://hunterspoint-north.com/viewplan.html>).

4. New elementary, middle, and high schools, in addition to those planned prior to OneLIC, so there are school seats for all current LIC children *and* for those anticipated due to the population increase from the rezoning. Schools already in the works should not be dependent upon this plan.

5. Reduced height and density of residential buildings: a mix of building heights and densities (rather than a sea of supertalls), with no building exceeding 50 stories. A reduction in total new units to a number supportable by LIC's open space, school seats, and other services.

6. Removal of residential buildings from the flood plain, in particular, from the city-owned parcels at 44th Drive and Vernon Blvd, which are in an evacuation zone at the lowest part of the Hunters Point floodplain.

7. Investment in Sewage, Plumbing, and Resiliency Infrastructure: The City must commit a major, binding funding commitment, with a specific budget attached, for existing critical infrastructure upgrades (for sewage, stormwater, public schools, transit, et al) and those needed to support the anticipated increase in population.

8. Investments in Queensbridge and Ravenswood Houses: guaranteed funding to bring NYCHA housing up to code and to rehabilitate all vacant units within one year of the plan passing so that they are rentable.

9. Protection (i.e., no rezoning) of existing industrial space for clean manufacturing jobs (which aligns with the city's own plans for green industrial growth), and the elimination of new office space that is not needed. Funding for new street lighting and trees in industrial zones (so that streets serve as cooling corridors); the extension of streets to the waterfront; and a blue highway wharf to support and connect LIC's industries to "Innovation" zones along the Brooklyn waterfront. The addition of artist live-work studios (allowed by current zoning).

The Hunters Point North project offers an unparalleled opportunity to create more housing, more open space, more services, *AND* to lessen climate risks by developing sustainably to address LIC's existing problems and future needs.

Please vote NO to OneLIC unless the plan is changed to provide forward-thinking and equitable development, as outlined above.

Thank you,

Long Island City Coalition / Hunters Point Community Coalition

Western Queens Community Land Trust

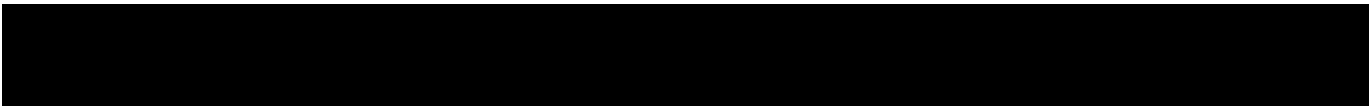
Ravenswood Resident Association

Justice for All



Outlook

[EXTERNAL] Long Island City Neighborhood Plan

From LIC Coalition <liccoalition@gmail.com>**Date** Sat 9/20/2025 3:01 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>**Cc** Lisa Goren 

Hello,

My name is Lisa Goren, and I am a 35-year resident and apartment owner in Long Island City. I am writing today on behalf of the Long Island City Coalition (LICC), and in conjunction with three other local organizations, to **oppose the OneLIC Plan** as it stands.

OneLIC is marketed by the Department of City Planning (DCP) and the developers' "OneLIC Together" PR campaign as answering the neighborhood's critical needs. ***It does the opposite.*** What's more, despite the city's public outreach, the plan has not been changed based on public input.

Many who support OneLIC falsely believe it will bring greater resiliency, open space, school seats and services. In fact, it sacrifices these essential needs for housing that, even where it is below market, *is not guaranteed to be affordable to those it should serve.*

The Plan's excessive height and density (nearly 15,000 new apartment units) and supertall towers soaring above 100 stories—*some zoned for 'unlimited height'*—will further stress a community already suffering from the effects of previous rezonings and overdevelopment. Furthermore, the DCP has offered no justification for this maximalist approach, which runs counter to the 'City of Yes' goal of distributing new housing equitably.

OneLIC, as currently conceived, will seriously worsen these existing problems (among others):

- **Open Space will plummet** from 3rd lowest per capita in the city to ***THE LOWEST***.
- **Elementary school seat utilization will exceed 143%**, with no guarantees to address existing shortages or the 1,300+ seat deficit anticipated from new development. *[Note that schools already in the works should not be tied to a plan that amplifies the problem.]*
- **Sewer backups, CSOs, and other existing drainage problems**, despite claims that on-site stormwater management in new buildings will be a panacea. *[The system as it currently exists backs up after even moderate rainfall, with tons of CSOs pouring directly into the East River and Newtown Creek.]*
- **Resiliency, a top concern, is left to an ineffective patchwork of protections** dependent on private developers. This is a particularly egregious oversight given that flooding poses an existential threat to this neighborhood.

LIC's most effective tool for flood mitigation is a continuous waterfront park—*not a connective esplanade or walkway*—created by pooling the city-owned waterfront properties at the intersection of 44th Drive and Vernon Blvd with the 15-20% of private lots required by the Waterfront Access Plan. Built with natural and engineered solutions, the park would provide shared coastal defenses and help direct stormwater runoff, protecting *both the waterfront and what lies behind it*. Such a plan would be consistent with the city's flood mitigation in Manhattan at East River Park and Battery Park City (and mirror what Hoboken did following Superstorm Sandy, saving that city millions in avoided flood damage).

A connected waterfront park running north of Anable Basin would simultaneously anchor the new community; provide *healthy, usable* green space; greatly improve waterfront access; and be an economic boon by drawing people from around the city—just as the parks at Hunters Point South have done. Turning the DOE building at the park's southeastern edge into a community services and arts/artisan hub would also create a meeting ground connecting the disparately served communities to the north and south.

Furthermore, the city-owned lots at 44th and Vernon, which are situated in an evacuation zone at the low point of the Hunters Point floodplain, were under more than 6 feet of water during Superstorm Sandy. They are *unsuitable* for housing. Yet despite this 'inconvenient truth' and the myriad benefits of a resiliency park, OneLIC hands these properties to private developers for residential towers that will place low-income families in harm's way. And this, despite the growing risks from flooding events due to climate change. There is no logical reason to place housing where it is unsafe, given that suitable locations exist *behind the floodplain and closer to transportation*.

We have an unparalleled opportunity to develop Hunters Point North for LIC's (and the city's) long-term needs—and without further damaging this neighborhood to fix it. Please vote NO to the OneLIC Plan unless it is changed to REDUCE its density, make housing safe and truly affordable, guarantee necessary infrastructure and services upgrades, and **keep the public sites at 44th Drive and Vernon Blvd PUBLIC—for a waterfront park that makes LIC resilient and livable for decades to come.**

Lisa Goren

LIC COALITION / HUNTERS POINT COMMUNITY COALITION

<https://www.lic-coalition.org/>



[EXTERNAL] OneLIC

From Liz Denys [REDACTED]
Date Fri 9/19/2025 12:24 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

My name is Elizabeth Denys, and I'm writing today to ask Council to approve the OneLIC rezoning. I am deeply concerned about the housing crisis in New York City and strongly support OneLIC because it would help friends and neighbors in the area and throughout the city who are struggling to keep up with the costs of skyrocketing rent find more realistic housing options - instead of facing displacement from the city.

We need a vision for Long Island City that not only addresses where we are currently in the housing crisis but ensures there's ample housing for the years and decades to come. This is a very well-resourced, vibrant neighborhood with incredible access to jobs, transit, and parks. We should be even more ambitious than what's currently being proposed, particularly in the zones that are below R9, to ensure we maximize the number of new homes and permanently affordable homes. Long Island City already has lots of high density living - building taller to get more homes here just makes sense.

We need housing of all kinds to get out of the housing crisis; market-rate housing and income-restricted permanently affordable housing are both necessary to ensure everyone can have a home they can afford instead of worsening the housing affordability crisis. About half of renters in the city are market-rate renters; ensuring there are many market-rate options creates a future where landlords have to compete for tenants rather than the other way around, keeping rents from skyrocketing. This is why I strongly support a OneLIC plan that makes sure we create the most possible opportunity for new homes, both market-rate and permanently affordable.

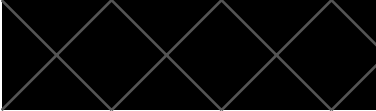
I urge Council to pass OneLIC and ensure it creates the most opportunities for new homes.

--

Liz Denys
they/them/theirs

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[EXTERNAL] Long Island City Neighborhood Plan

Lou Venech <

Yesterday, 3:55 PM

Land Use Testimon

 Reply all | 

Inbox

CAUTION: 

**Comments on the Long Island City Neighborhood Plan
Submitted to the Subcommittee on Zoning and Franchises
Of the New York City Council**

Lou Venech

September 17, 2025

The OneLIC Plan addresses a critical need to create additional housing for New Yorkers. However, the extent of the upzonings proposed in the OneLIC Plan is excessive, as many who live and work in the community noted repeatedly in an extended public engagement process in which Post-Its were the primary medium for participant input. **The City Planning Department's own Draft Environmental Impact Statement (DEIS) documents several significant adverse local impacts for which it identifies limited or no feasible mitigations.**

There *is* room for more housing in Long Island City, but this plan enables a level of densification and volume of new housing units in a concentrated area that threaten to overwhelm many vital elements of the neighborhood's public services and infrastructure. The proposed rezonings follow the development of approximately 25,000 new housing units in the area in recent decades, creating acknowledged strains on public services.

The OneLIC Plan also likely will turbocharge the displacement of light manufacturing and "creative" businesses in two ways: *directly*, by energizing residential development on many blocks in the Project Area now occupied by industrial and other firms, and *indirectly*, by adding levels of resident-driven consumer and transportation demands that will impede the accessibility and affordability of remaining buildings nominally available for continued light-industrial businesses in both the Project Area and Context area.

It is ironic that the City Planning Commission has advanced this rezoning to the City Council while the City Planning Department conscientiously has been completing the New York City Industrial Plan, with a draft report released earlier this week. This valuable analysis – mandated by the City Council – underscores both the potential and the vulnerability of the city's industrial businesses and jobs. Its survey of industrial firms reveals that the availability and affordability of suitable space for continued and expanded operations is foremost among their concerns. The OneLIC rezoning does not reflect these



All that said, the momentum behind the OneLIC Neighborhood Plan is evident, but there is time for the City Council to consider changes and mitigating measures that can reduce its adverse impacts for current and future residents and better balance the effects of the upzonings. Four key points for your consideration before approving the plan:

- **Consider favorably the extensive stipulations on which Queens Community Boards 1 and 2 conditioned their approvals of the OneLIC Neighborhood Plan.** The Council should be aware that the City Planning Department did not engage the Boards directly in the initial stages of plan development and provided extremely limited time after the Boards' summer recess in 2024 to submit comments on the announced rezoning proposals and the DEIS scoping document. Nevertheless, both boards engaged intensively with City Planning and other agencies' staff this past Spring. Both boards incorporated specific and constructive conditions to accompany their approvals within the ULURP timetable, necessarily adding their informed concerns and ideas near the end of the planning process rather than during the plan's formation. They warrant your consideration.
- **Review critically the likely adverse impacts of the OneLIC Plan on the future of Long Island City as a strategically located district for light manufacturing, media, and innovative "maker" businesses, and evaluate options to reduce those impacts.** CB 2 recommended modest modifications to the proposed rezoning for specific areas that currently accommodate a viable mix of residential and industrial and commercial uses. Also, there is widespread skepticism that the proposed Industrial Business Zone upzoning for taller structures will produce additional space that will be workable and affordable for industrial and related businesses. The transportation section of the environmental-impact assessment tellingly lacks any analysis of trucking access and curbside loading and unloading requirements for the project and context areas.
- **Recommend that the City Administration commit to developing a comprehensive transportation mobility plan for the Project Area and Context area.** City Planning's own DEIS conceded the challenges of reconciling the scale and variety of additional transportation demands that the OneLIC plan will impose within and beyond the rezoned blocks. The DEIS identifies dozens of locations that will be over capacity during various peak periods. It concludes that the Proposed Actions could create unmitigated adverse impacts at 25 intersections and about a dozen sidewalks and a dozen crosswalks during one or more of the time periods analyzed. The DEIS concludes that parking demand in the with-action condition will significantly exceed available off- and on-street parking, forcing unlucky residents and local workers to park ¼ to ½ mile away from their destination. The DEIS wrongly dismisses this as an insignificant impact, citing the availability of local transit options. However, the same analysis also identifies subway stairs and escalators that would be over capacity during certain peak periods and then explains why physical improvements to correct those impacts are infeasible. The DEIS itself reveals that redevelopment on the scale of the OneLIC Plan requires a comprehensive and integrated plan to balance varied demands on streets, pedestrian routes, curbside management, and transit resources.
- **Incorporate additional City actions to create more usable open space, including inland locations.** Long Island City currently falls short of the citywide benchmark for an acceptable ratio of open-space acreage per 1,000 residents. The DEIS concludes that the with-action condition will *worsen* that deficit. Among its stipulations, CB 2 has specific



The OneLIC Neighborhood Plan presents many other concerns, better expressed by others. The City Administration's focus on this area rightly recognizes its strategic location and potential to accommodate some growth. However, the City Council should recognize that the package before you and the corollary impact analysis fall short of providing an adequate plan to achieve its stated objectives. The last hope to address these shortcomings is independent action by the City Council before voting your approval.

Thank you for the opportunity to share these concerns from the perspective of a long-time western Queens resident, retired transportation policy and planning analyst, and advocate for preservation of industrial and related businesses and the space they need to thrive in New York City.

Lou Venech

Sunnyside, Queens



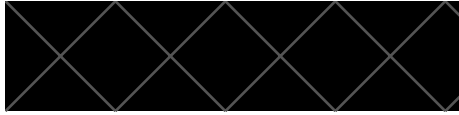
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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

**Magali Guerbi**

Thu 9/11, 8:58 AM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools.

Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,

Magali Guerbi



September 19, 2025

Dear City Council Land Use Committee,

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

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

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

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

CB2 has recommended:

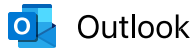
- a. LOWER THE BASE ZONING HEIGHTS AND DENSITIES to more CONTEXTUAL and sustainable scales, including along Queensbridge Houses. As it is, the rezoning proposes R-9 and R-10 zones (which would allow for 70-100-story buildings) abutting blocks of 8-story buildings. Contextual height along and just north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

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

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

Thank you,

Mandana Limbert (CSCA)



[EXTERNAL] OneLIC

From [REDACTED]
Date Sat 9/20/2025 11:54 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

We need One LIC to be approved. Please support it.
Maria Kalliagas

[Reply all](#) | [Delete](#) [Junk](#) | [...](#)

[EXTERNAL] Testimony for Renew Queens & OneLIC

**Marissa Rosano**

Tue 9/16, 11:55 AM

Land Use Testimony

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Hello,

I am a 10 year LIC resident who has fervently worked, parented and communed where I live. It must be noted the impact Renew Queens has had on me and my family.

After moving from Sunnyside to Long Island city in 2015, as a new parent to twins, I quickly sought a way to connect and get involved in the neighborhood. I wanted to teach music class to children and get involved in the parenting community. There was not an easy way to do this. The launching of renew Queens in 2016 was a game changer in our neighborhood and began filling a gap in parenting and childhood education and engagement in our community. I began teaching and music class to babies and toddlers and started to see a true supportive community form. I wasn't just teaching Music. I was being taught about the formation of community before my very eyes. What an impact!

For our neighborhood to be growing as quickly as it is with no plans to grow or add community space would be a great oversight. Renew queens vision and mission are exactly what our community needs to thrive and grow with health and sustainability. They connect us all, from queens bridge to hunters point.

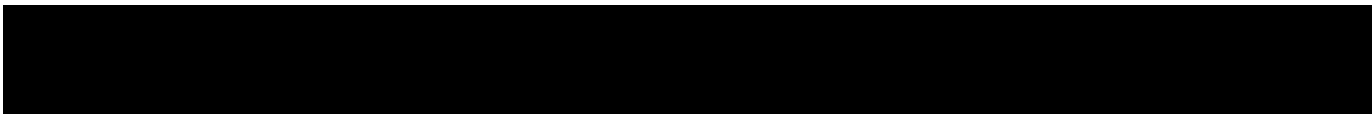
Please include Renew Queens as a major piece in the formation of oneLIC. For our community to thrive, we need real, in-person, lasting connection.

Thank you,
Marissa Rosano



Outlook

[EXTERNAL] Testimony for OneLIC

From Matthew Ellis **Date** Sat 9/20/2025 9:41 AM**To** Testimony <Testimony@council.nyc.gov>; Land Use Testimony <landusetestimony@council.nyc.gov>

Thank you, Chair Kevin Riley and members of the Subcommittee for the opportunity to submit written testimony in opposition of the OneLIC rezoning. My name is Matthew Ellis, and I live in Dutch Kills.

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

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

We appreciate the Subcommittee holding this hearing.

We hope this Subcommittee can hold the Department of City Planning accountable and can address the needs for the community.

Sincerely,
Matthew H. Ellis

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

09/19/2025

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

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

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

We thank the Subcommittee for holding this hearing.

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

Sincerely,

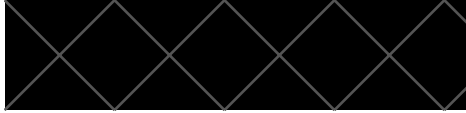
Matthew Shore
Senior Organizer
South Bronx Unite

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[EXTERNAL] Expressing Support for LIC Rezoning

**Max Roland Davidson**

Yesterday, 8:49 AM

Land Use Testimony  [Reply all](#) | 

LIC Plan

CAUTION:

Dear Councilwoman Won and the Council Land Use Committee,

I am writing to express my strong and unambiguous support for the proposed Long Island City rezoning. This proposal would create thousands of new homes in a transit-rich and underutilized neighborhood. Facilitating the creation of new homes for New Yorkers in place of storage facilities and unused lots is a no-brainer, especially given our city's dire housing crisis. Lastly, I commend the Council's effort to increase the number and depth of affordability of all income-restricted units. Maximizing the number of market-rate and income-restricted units will maximize the benefits for all New Yorkers.

Thank you!

Max Davidson

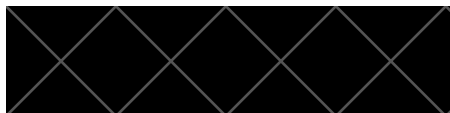
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[EXTERNAL] Advocating for New School for BSGE At LIC ONE

**Meghan Kirsch**

Mon 9/15, 10:24 AM

Land Use Testimony

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Hello,

I am writing to strongly advocate for the Baccalaureate School for Global Education (BSGE) to be considered for relocation to the new LIC ONE development.

BSGE is a prestigious, nationally ranked International Baccalaureate school that consistently delivers outstanding academic results and cultivates some of the most accomplished students in New York City. Its reputation draws families from across the city, serving as a beacon of public education at its very best. Yet despite the school's remarkable achievements, its current facilities are deeply inadequate.

At present, BSGE does not have a gymnasium, auditorium, or proper outdoor space—basic resources that nearly every other school in the city enjoys. Students are forced to make do in a constrained environment that does not reflect the caliber of their education or the commitment of their teachers and families. This lack of space not only limits extracurricular and athletic opportunities, but also stifles the full potential of a school that could be a true crown jewel for Queens and the entire city.

Relocating BSGE to a modern, well-resourced building such as LIC ONE would change that. A larger, thoughtfully designed facility would allow the school to expand academic programming, foster stronger arts and athletic offerings, and provide students with the well-rounded education they deserve. Just as importantly, it would create a hub of civic pride for Long Island City and the broader community—demonstrating the city's investment in both educational excellence and equitable access to top-tier learning environments.

The Baccalaureate School for Global Education has already proven itself as a leader in public education. It is now time for the City to ensure that its physical home reflects that standard of excellence. I urge you to give full consideration to BSGE in planning the future of LIC ONE and to prioritize providing its students with the facilities they need and deserve.

Thank you for your leadership and for your commitment to strengthening public education in New York City.

Sincerely,





[EXTERNAL] Testimony: Long Island City Neighborhood Plan

From Melissa Bieri [REDACTED]**Date** Sat 9/20/2025 7:29 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

My name is **Missy Bieri**, and I've lived in Long Island City for 24 years. I'm raising my 9-year-old here.

I oppose the OneLIC Plan as it currently stands. While it's marketed as a vision to meet LIC's needs, the reality is it will do the opposite. Despite all the outreach, the plan hasn't meaningfully changed based on public input, and it still sacrifices the very things families here need most-open space, resiliency, and most urgently, **enough school seats**.

Adding nearly 15,000 new apartments, including towers over 100 stories high, will overwhelm a neighborhood that is already stretched thin from overdevelopment. Families here are already scrambling for school placements-my own child's future middle school options are uncertain-and this plan only widens the gap. Elementary schools are already over 100% capacity, and middle schools are even more constrained. There's no clear plan to address the **1,300+ seat deficit** this development will create, which means even longer waitlists and more families left without good options.

On top of that, we'd lose critical open space-pushing LIC to the very bottom of the city for per capita green space-while stormwater, flooding, and resiliency issues are left to private developers instead of real public planning. We've seen what happens when the city takes a patchwork approach, and it's LIC families who pay the price.

Instead of giving away public land in a floodplain to build unsafe towers, the city should be investing in what will make our community livable and resilient: a **continuous waterfront park** to protect us from floods, more schools built where they are actually needed, and housing that is safe and truly affordable.

We have an opportunity to plan Hunters Point North in a way that supports families, children, and future generations. Please vote **NO** on OneLIC unless it's changed to reduce density, guarantee the infrastructure we need-including school construction(not dependent on the passage of this plan)-and keep public sites truly public. LIC deserves thoughtful, sustainable planning, not another round of overdevelopment that leaves families like mine with fewer options and more uncertainty.

Missy Bieri

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[EXTERNAL] Land use

**Michelle Perkins**

Sat 9/13, 5:12 PM

Land Use Testimony [▼](#)[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

[REDACTED]

[REDACTED]

[REDACTED]

I would like to testify on the need for zoned middle schools in Long Island City. They seem to be planning a lot of elementary schools but no middle schools. There was only one 5th grade class at ps 384 last year but The school has been growing rapidly in size and there are lots of Middle schoolers coming with nowhere to go.

Currently the two local/zoned middle school options are ps78 which does not have enough seats, and the hunters point Middle School which a lot of parents do not see as an option because it is not a very good school at present.

I would like to see a new Middle School built and open in the next few years, preferably one that could be associated with and fed by PS 384.

Thank you

Michelle Perkins

BSGE Parent Testimony Statement

Re: Inclusion of a New Building for The Baccalaureate School for Global Education (BSGE) in the One LIC Development

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
[Parent Name] Minjoo Yang
Proud Parent, BSGE

Socrates Sculpture Park
32-01 Vernon Boulevard
Long Island City, NY 11106

August 7, 2025

Dear Council Member Won,

Our longtime partner, MoMA PS1 is seeking support through the OneLIC rezoning for its Courtyard and Plaza Access Renovation Project. Just as MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years generating significant economic development in the neighborhood and serving as a critical community hub and center of artistic expression, we believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution, including the plaza, as well as provide a dedicated space for learning and creative exploration for children and families.

These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming. It is critical that the city prioritize cultural investment when considering large scale rezoning projects. Arts and culture are essential to a thriving community. Access to culture improves mental health, provides critical educational opportunities, and is essential to keeping people in their neighborhoods.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural space in Queens.

Thank you,

A handwritten signature in black ink, appearing to read 'Katie Dixon', with a stylized, flowing script.

Katie Dixon
Co-Director, Socrates Sculpture Park

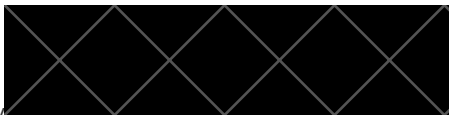
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[EXTERNAL] New school building for Baccalaureate School for Global Education

**Naima Garvin**

Mon 9/15, 11:29 AM

Land Use Testimony

 [Reply all](#) | 

LIC Plan

CAUTION:



Please allocate resources to provide the Baccalaureate School for Global Education a new school building. This amazing school has insufficient space to appropriately serve its student population - the cafeteria is the gym is the auditorium which is reflective of the overall space crowding. Of course the teachers make amazing things happen anyway but this amazing jewel of a school, a school that prepares public school students for the baccalaureate exam could serve its students much better with a proper building. It's not a specialized school. It is a diverse microcosm reflecting its location in the most diverse borough in the city. It is under resourced, temporarily located in a former factory in Astoria.

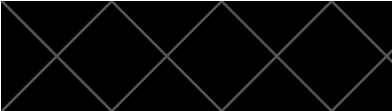
Our children deserve a local opportunity to thrive and a new building would greatly enhance the possibilities for this extremely diverse student body, almost half of whom qualify for free or reduced lunch. Please invest in creating a more level playing field for these hard working kids!!

[https://urldefense.com/v3/_https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare_!!Pe07IN5AjA!Sex9N85pzqtmKUEZXHhbo9mIT8mLlcZhzMj-xBt5OwThU23TWxbs0yW9_6vrFR9E47cmoFLObzP5TQqyJZXEDAjG54yi9eUER7c\\$](https://urldefense.com/v3/_https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare_!!Pe07IN5AjA!Sex9N85pzqtmKUEZXHhbo9mIT8mLlcZhzMj-xBt5OwThU23TWxbs0yW9_6vrFR9E47cmoFLObzP5TQqyJZXEDAjG54yi9eUER7c$)

Sent from my iPhone

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[EXTERNAL] Long Island City Neighborhood Plan: Urgent Call to Prioritize School Capacity

**Nancy Wei** <

Today, 8:09 AM

Land Use Testimo

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Inbox

CAUTION: 

Dear New York City Council Members,

I'm writing as a Long Island City resident and parent/community member to discuss my concerns about the OneLIC Neighborhood Plan in its current form. Thoughtful planning for our growing neighborhood is long overdue, and I appreciate the work being done to shape a more livable, inclusive Long Island City. My concerns lie specifically with the omittance of a dedicated plan for school construction in OneLIC.

Currently, the plan solely states that creation of public schools will be encouraged. There are no clear and defined plans. My city representatives, including Council Member Won, Borough President Richards, and Queens Community Board 2, have all stated that school construction should be an integral part of this plan – and yet these recommendations have not been incorporated. I am in agreement with the recommendations made by CB1 and CB2 to commit to funding and constructing at least two new schools within the rezoning area, in addition to the current School Construction Authority plan for three schools for the existing neighborhood population (including elementary, middle, and high school capacity), as well as Council Member Won's call to address the critical need for new school seats, in addition to the on-time construction of previously planned schools.

As you vote on this neighborhood plan, I urge you to ensure that public school infrastructure is not overlooked. I believe that allocating land for schools and outdoor space for students would provide the most meaningful and impactful use in this plan. LIC has faced a persistent shortage of school seats for years. Right now, our schools are stretched far beyond their limits. P.S. 112 is operating at 130% capacity, and P.S./I.S. 78 at 111%. Meanwhile, Court Square still lacks a local school, and new developments continue to add pressure. Seat shortages are already impacting families, and this crisis will only worsen with new classroom size limitations and further housing development without the promised addition of new schools.

I believe that for the OneLIC plan to truly serve the community, it must include dedicated land, funding, and concrete timelines for new public schools, including the delayed Q508 elementary school, the planned Q638 middle school, and the addition of at least two new schools as recommended by my community board. Schools aren't just a service—they're the foundation of a stable, thriving neighborhood.



Sincerely,

Nancy (Chia-Hsin) Wei

Long Island City, NY 11101

Parent



**New York City Council
Zoning, Long Island City Neighborhood Plan, Queens
Subcommittee on Zoning and Franchises
September 17, 2025**

Testimony By: Emily Walker, Natural Areas Conservancy, Senior Manager of External Affairs

My name is Emily Walker, and I am the Senior Manager of External Affairs at the Natural Areas Conservancy (NAC). Thank you to Chair Salamanca and Chair Riley, and the members of the Committee on Land Use and Subcommittee on Zoning and Franchises for the opportunity to submit comments today.

The NAC is the citywide champion for NYC's natural areas, which comprise fully one third of our parks system, with over 10,000 acres of forests and wetlands in our city parks. Today we are sharing our concerns about the proposed conversion of what is known as Queensbridge Baby Park, and are restricting our comments on the OneLIC rezoning to share this information.

While there has been public discussion centered around converting this space back to full public use, we feel it is important to share more context about the crucial maintenance and operations work for our citywide network of natural areas, much of which is centered out of the facilities currently sited at Queensbridge Baby Park. For many years, NAC staff have worked closely with our colleagues in the Natural Resources Group (NRG) at the New York City Department of Parks & Recreation (NYC Parks) to coordinate forest, wetlands, and trails restoration and management operations out of Queensbridge Baby Park.

The back-end maintenance, operations, and storage based out of these facilities is critical to ensuring safe public access to our 300-mile network of nature trails in city parks, as well as providing our team and the NRG team with the necessary space to store tools, fleet vehicles, and lumber at the site. In the absence of other appropriate locations for these uses, we ask that the City Council and the Administration take careful consideration of the future of this site. In the public call to eliminate these current uses of Queensbridge Baby Park, we have been frustrated by the lack of acknowledgement that NYC Parks and its partners' have critical operational needs in this space. Additionally, there have been no solutions or proposals offered for relocating these facilities.

The relatively central location of Queensbridge Baby Park has fostered collaboration and teamwork for the Citywide Trails Team, and many of the staff of forest restoration, management, and stewardship practitioners at NYC Parks. Given that many natural areas are located in the Bronx and Eastern Queens, the ability to base operations in this location has been crucial to ensure that work can take place in a timely and efficient manner. Vehicles are generally required for NRG staff and members of the Citywide Trails Team to bring necessary tools, lumber, and supplies to work sites across the five boroughs.

We also would like to acknowledge that the Natural Resources Group is one of the divisions of NYC Parks that has received inconsistent support and funding to carry out its work, despite having a mandate to care for a large proportion of our public space portfolio. In the FY25 budget,



NAC was disheartened by the elimination of 51 critical forest management positions from the Adopted Budget. The loss of these positions came after the elimination in November 2023 of \$2.4 million intended to create 26 full-time, baselined positions to support the care of our 300-mile network of nature trails. It is not an overstatement to say that our colleagues in the Natural Resources Group have borne the brunt of many poor budgetary decisions to support their important work, and they are now made to feel as though the space they use to manage their operations is an imposition to New Yorkers.

We strongly urge the City Council to consider a meaningful solution to ensuring that our Parks workers, who do so much to care for our vital and critical natural areas, are provided with ample space to house their operations. Maintenance and operational space is necessary to ensure that our parks and natural areas are kept to a high level of care, and we ask that this not get overlooked in the conversation about the future of Queensbridge Baby Park.

Thank you again for the opportunity to provide comments on this rezoning proposal.



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[EXTERNAL] TESTIMONY - ONELIC PLAN

**Nina Rappaport** <

Tue 9/16, 8:30 PM

Land Use Testimony; Testi

 [Reply all](#) | CAUTION: 

September 16, 2025

Dear City Council,

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

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

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

Please vote no to the OneLIC Plan.

Thank you
Nina Rappaport



[EXTERNAL] Long Island City Neighborhood Plan

From Nina Young 

Date Sat 9/20/2025 2:23 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>; Testimony <Testimony@council.nyc.gov>

Dear City Council Members,

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

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

Please reject the Long Island City Neighborhood Plan.

Thank you,

--

Nina S. Young

Planner | Photographer | Educator

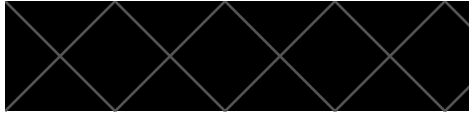


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[EXTERNAL] Requesting A New Building for The Baccalaureate School for Global Studies.

**NIRMALLA SAMLALL**

Mon 9/15, 10:03 AM

Land Use Testimony  [Reply all](#) | 

LIC Plan

CAUTION: 



Dear Sir/ Madam,

Good Morning.

As a parent of an 8th grade student at BSGE, I am kindly requesting a new building, a home for BSGE. Here is why? the teachers are outstanding, the kids are hard working, so you have the two most important factors in the equation but the lack of opportunities and access to laboratory, gym and classroom space affects them from being one of the top tier school in NYC. As I said the kids are smart and the teachers are amazing with the right tools and access to facilities and environment BSGE will be unstoppable. As parent of a child who dreamt of attending BSGE since 4th grade and the fact that my child is now attending BSGE with mostly IB7 grade is proof of the determination the students and the quality of the teachings. I beg that BSGE will finally get a home. Thank you kindly for your time and for approving the request

Thanks

Best Regards
Nirmalla samlall

August 7, 2025

Honorable Julie Won
City Council, 26th District 26
250 Broadway
New York, NY 10007

Dear Council Member Won,

Our longtime partner, MoMA PS1 is seeking support through the OneLIC rezoning for its Courtyard and Plaza Access Renovation Project. Just as MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years generating significant economic development in the neighborhood and serving as a critical community hub and center of artistic expression, we believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

It is critical that the city prioritize cultural investment when considering large scale rezoning projects. Arts and culture is essential to a thriving community. Access to culture improves mental health, provides critical educational opportunities, and is essential to keeping people in their neighborhoods.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural space in Queens.

Thank you.

Sincerely,



Amy Hau
Director



Outlook

[EXTERNAL] OneLIC Neighborhood Plan Testimony

From Norma Homberg **Date** Thu 9/18/2025 11:53 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

Testimony in Support of Arts and Culture Protections in the One LIC Zoning Plan
Submitted by Norma Homberg, Executive Director, LIC Artists, Inc.

To Whom It May Concern,

My name is Norma Homberg and I represent LIC Artists, Inc., a 40-year-old arts advocacy organization based in Long Island City. Since 1985, LIC Artists has worked to support, promote, and advocate for the artists and cultural workers who make this neighborhood one of New York City's most vibrant creative communities.

We are writing to express serious concern—and a call to action—regarding the proposed One LIC rezoning. Within the affected area, there are at least 111 small-budget arts and culture organizations and independent artists whose work defines the character and economy of our neighborhood. Without specific zoning protections and investments, these groups are at risk of displacement.

We urge the City to include the following recommendations in the One LIC zoning text to ensure that the arts and culture sector is not only protected, but positioned to thrive:

1. Zoning Incentives for Cultural Space

Implement floor area ratio (FAR) bonuses for developers who provide street-level, below-market cultural spaces (minimum 2,000 sq ft) to local arts nonprofits under long-term leases. Include a floor area exemption for nonprofit arts and cultural facilities, similar to what is granted for new public schools.

2. Establish an LIC Arts Fund

Require a \ \$10/sq ft surcharge on all non-affordable residential development to fund an LIC Arts Fund, administered by a local 501(c)(3) nonprofit. Use the fund to support small-budget arts organizations, nonprofit cultural spaces, and local artists operating within the rezoning area.

3. Invest in Cultural Infrastructure

Designate at least one flexible outdoor public space (e.g., amphitheater with power and seating for 200+) within the rezoning area for community performances and cultural events.
Support the development of a cultural and community facility offering multipurpose, affordable space for neighborhood arts programming.

4. Strengthen Public-Private Partnerships

Incentivize space-sharing partnerships between public schools and local arts nonprofits in exchange for arts education programming.

Designate a local umbrella nonprofit to act as a matchmaker between developers and LIC-based arts organizations.

Launch a short-term lease program connecting arts groups with vacant storefronts for temporary cultural activation and ground-floor vibrancy.

5. Coordinate with City Agencies

Engage DOE, DYCD, DCLA, MOME, EDC, and SBS to align capital and programmatic funding in support of arts and culture spaces in the rezoning area.

6. Honor LIC's Creative Legacy

Encourage developers to include publicly accessible cultural features—murals, sculptures, installations—that reflect and preserve LIC's artistic history and identity.

For four decades, LIC Artists has witnessed—and helped shape—Long Island City's rise as a hub of creativity. The One LIC rezoning must not erase that legacy. With thoughtful, intentional planning, it can instead build upon it, ensuring that future development includes the artists and cultural organizations who have long called this place home.

Let Queens follow in the footsteps of Brooklyn where artists in Gowanus and Dumbo have created similar protections for the artists that have helped create and shape the vibrant communities making them favorable for real estate companies.

Thank you for the opportunity to submit this testimony. We urge you to center arts and culture in the future of Long Island City.

Sincerely,

Norma Homberg
Executive Director
LIC Artists, Inc.
www.licartists.org



Fighting for vibrant, equitable and sustainable housing and neighborhoods through community ownership of land

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

September 17, 2025

Thank you, Chair Kevin Riley and members of the Subcommittee for the opportunity to submit written testimony on the proposed OneLIC rezoning, on behalf of the NYC Community Land Initiative, an alliance of more than 30 organizations working to advance community land trusts (CLTs) and community-led development. NYCCLI members include existing and emerging CLTs in all five boroughs working to create and preserve deeply- and permanently-affordable housing, affordable commercial space for local small businesses, accessible waterfront and green spaces, and more. By bringing land into community ownership, CLTs combat real estate speculation and displacement of low-income and longtime community residents.

We urge the Subcommittee to vote No on the OneLIC Long Island City Neighborhood rezoning plan unless the community's demands are met:

- Prioritization of long-standing community-led plans for the public sites, including plans developed by the Western Queens CLT and Long Island City Coalition Waterfront Resiliency Plan, and a commitment to keeping all public sites out of for-profit hands .
- A legally-binding mechanism that funds deeply affordable housing far beyond MIH Options 1 and 3.
- A resilient waterfront public park, and not just a 40 ft. public access, connecting Queensbridge Houses with Anable Basin.
- Specific funding for upgrading current infrastructure in schools, sewage lines and transportation proportional to the anticipated increase in population.
- Concrete financial investment in nearby NYCHA housing. The removal of unlimited-height zoning, especially across the street from Queensbridge Houses.
- Stricter regulations on mixed-use zoning to prevent displacement of manufacturing spaces and jobs.

In communities across the city, we have seen that rezonings enabling developers to significantly increase density have not delivered their promised benefits. In many cases, the ensuing development has threatened or resulted in the displacement of lower income residents from their communities and networks of support.

In the context of our city's deepening affordability crisis, as well as federal funding cuts that threaten housing subsidies needed to securely house low income New Yorkers, the City must ensure that rezonings such as OneLIC deliver lasting, tangible, and enforceable benefits to directly impacted communities. The current plan fails to do so, and we urge this committee to vote No unless community demands are incorporated into a final plan.

Thank you for the opportunity to submit this testimony. Please feel free to contact me at will@neweconomynyc.org with any questions.

Sincerely,

Will Spisak,
on behalf of the NYC Community Land Initiative alliance

Re: C250176ZMQ, LIC rezoning, item 6

Appeal to Amend IBZ Boundary Designation for Block 392 (Mid-Line), Long Island City

My name is Paoling Hsia, a certified MWBE and registered City vendor. I have lived and worked in Long Island City for over 40 years and currently represent several small businesses and property owners along 21st Street between 39th and 40th Avenue, at the northern edge of the OneLIC rezoning plan. We respectfully appeal to the Commission **to** amend the designation of Block 392, currently proposed as M1-5A within the Industrial Business Zone (IBZ), to a Mixed-Use zoning that allows residential development, based on the following facts and community realities:

Residential Character and Surrounding Context

- Block 392 is surrounded by Queensbridge Housing and Dutch Kills, both long designated as residential mixed-use zones.
- The area has been residential in character for decades, and none of the current businesses on Block 392 utilize or plan to utilize industrial or manufacturing credits provided under IBZ policy.

Transit-Oriented, Eco-Friendly Designation

- The block is proximity to and served by multiple subway lines and bus routes, with stops directly on 21st Street.
- The street includes bus-only lanes, bike lanes, and pedestrian passage, making industrial operations unsafe and impractical.
- The area has been designated as eco-friendly and pedestrian-safe, further limiting its suitability for industrial use.

Safety and Infrastructure Concerns

- Several buildings on Block 392 were deemed unsafe and sealed by FDNY following a fire caused by homeless and drug-affected individuals who unlawfully occupied the block during and after the pandemic. As a result, several properties between 21st and 22nd Streets are now in disrepair, structurally corroded, and unfit for industrial or commercial use. They need to be rebuilt.

Community Engagement and Prior Appeals

- We have actively participated in town hall meetings, CB1 and CB2 hearings, the Borough President's hearing, and the City Planning Commission's public hearing.
- Despite widespread community sympathy, our appeals (to become Mixed Use) have been dismissed solely because Block 392 is within the IBZ, which currently prohibits residential development.

Legal Basis for Amendment

- According to IBZ Boundary Commission Rule 22-625/626, the Commission has the authority to designate, amend, or repeal IBZ boundaries if an area no longer reflects the industrial or manufacturing character intended by the policy.
-

A Call for Adaptive Zoning

We do not oppose the IBZ policy itself. However, we urge the Commission to adapt its application on a block-by-block basis, especially where industrial use is no longer viable or appropriate.

Amending Block 392 to allow Mixed-Use zoning with residential component would:

- Promote environmental sustainability
- Create cleaner and safer streets
- Increase affordable housing for hard-working, multi-racial families and individuals—fully aligned with the Mayor's City of Yes vision.

We thank you for your time and thoughtful consideration of this appeal.

Sincerely,

Paoling Hsia
Certified MWBE & City Vendor
Long Island City Resident and Advocate

represents:

39-35 21 St LLC (Block 392 lot 1, 5, 43)

Dixon & Associates (Block 392 Lots 38, 39, 40)

& Matsikas, Anastasios (Block 392, Lot 41)

9/17/25 Testimony on OneLICplan

Greetings, My name is Paoling Hsia, speaking on behalf of small businesses and property owners along 21st Street between 39th and 40th Avenue, within the IBZ zone.

We support the overall plan, but respectfully urge that our block 392 be modified to Mixed-Use allow housing. We are surrounded by mixed-use for decades, and never used IBZ incentives, simply because the program isn't practical.

Our area has become transit-rich and pedestrian-friendly, with subway, bus lines, bike lanes, and safe crossings. Industrial use poses a high risk. During the pandemic, a fire set by the homeless left our buildings damaged and unsafe. We need to rebuild.

Despite repeated appeals and proposals, we've been told "No housing allowed—you're in IBZ." However, Rule 22-625/626 IBZ boundary commission clearly grants its authority to designate, amend, or repeal in part or in total.

We ask this Council to establish a clear, published process for individual blocks within IBZ to apply for zoning changes based on character and justification without excessive burdens. After all, 20 years have passed, some IBZs have become outdated.

We're not opposing IBZ policy. We're asking for adaptive flexibility. Modifying Block 392 to Mixed-Use aligns with the Mayor's and this Council's goals to expand housing supply and affordability. Thank you for your consideration.

Paoling Hsia, em: tyhplhetal@yahoo.com, cell: 6468213180, represents: 39-35 21 St LLC (Block 392 lot 1, 5, 43), Dixon & Associates (Block 392 Lots 38, 39, 40) , & Matsikas, Anastasios (Block 392, Lot 41)

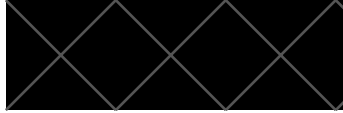
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[EXTERNAL] Support the OneLIC Neighborhood Plan for a Stronger LIC

**Patrick Feehan**

Wed 9/10, 4:43 PM

Land Use Testimony

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of City Council,

I am writing in strong support of the OneLIC Neighborhood Plan. As a New Yorker deeply connected to Long Island City's growth and success, I believe this plan represents the most thoughtful path forward for addressing the urgent needs of our community.

The OneLIC plan is comprehensive and impactful because it:

- Delivers much-needed permanently affordable housing, including family-sized units at a range of income levels
- Provides over 1,300 new classroom seats for our children, easing overcrowding in our schools
- Reimagines the spaces beneath the Queensboro Bridge into vibrant public amenities
- Creates a continuous and accessible waterfront from Queensbridge Park to Gantry Plaza State Park
- Strengthens our resilience by upgrading sewage systems and flood protection infrastructure
- Directs investments into Queensbridge Houses through maintenance and long-term capital improvements

Our neighborhood cannot afford further delays. The need for affordable housing, school capacity, open space, and critical infrastructure upgrades is urgent. I strongly urge you to move forward with approving the OneLIC Neighborhood Plan.

Thank you for your leadership and commitment to Queens.

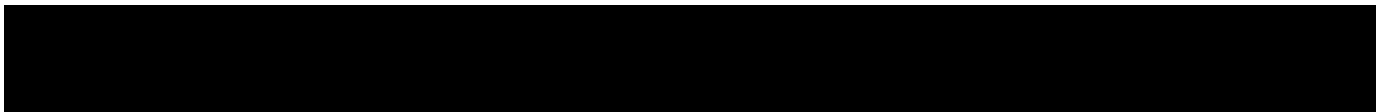
Sincerely,
Pat Feehan



Outlook

[EXTERNAL] Support OneLIC

From Peter Handler · 
Date Sat 9/20/2025 10:51 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>



Dear Chair and Members of the Land Use Committee,

I'm writing in strong support of OneLIC. This plan meets urgent citywide needs: more homes (including thousands of income-restricted units), modern job space, safer streets for walking and biking, and expanded access to our waterfront parks.

Long Island City is among the most transit-rich places in the country. It's exactly where New York should welcome high-density, mixed-use growth. Today's low-intensity uses—repair shops, storage, empty lots—are a missed opportunity in a high-opportunity area.

Please advance a version of OneLIC that maximizes total affordable homes (especially on public sites), leverages 485x to create good union jobs, and improves open space and connectivity—without holding new homes hostage to other priorities. We can and should do both.

Thank you for your leadership and for moving this plan forward.

Sincerely,

Peter Handler




[EXTERNAL] OneLIC

From Phillip Barsamian [REDACTED]
Date Fri 9/19/2025 8:59 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

Hello,

I strongly support OneLIC. If it does not get passed thousands of people will be priced out of the area. We need more housing or this city will become even more unaffordable. This is an excellent proposal.

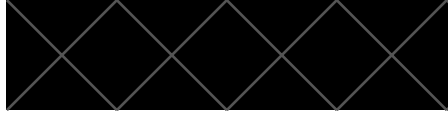
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[EXTERNAL] Permanent Home for BSGE

**Pily Quintanilla**

Wed 9/10, 8:57 AM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

My name is Pily Quintanilla, and I am the proud parent of a BSGE student, Sebastian. I am writing to strongly support the proposal to provide BSGE with a permanent school building as part of the One LIC development.

Sebastian has been part of the BSGE community since 7th grade. Starting at BSGE during that time was an incredibly positive transition for him, especially coming right after the pandemic when students needed strong support, stability, and a sense of belonging. Now in 10th grade, he continues to thrive academically and socially, thanks to the school's rigorous curriculum and the dedication of all their staff.

One of the greatest strengths of BSGE is its teachers. They not only provide world-class instruction through the International Baccalaureate program but also genuinely care for their students as people. They go above and beyond to support students, encourage them, and help them succeed despite the limitations of the school's current facilities.

But these teachers and students deserve more. The lack of a gym, auditorium, proper science labs, and adequate classroom space limits opportunities for learning and growth. A permanent, purpose-built facility would finally provide the resources that match the excellence of the BSGE community and allow both current and future students to reach their full potential.

I urge you to prioritize the inclusion of a permanent home for BSGE in the One LIC development. Our students, teachers, and families need and deserve it.

Thank you for your time and consideration.

Sincerely,
Pily Quintanilla
Parent of Sebastian, BSGE Student

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[EXTERNAL] Testimony against OneLIC Neighborhood Plan



Rachel Brown <

Today, 1:21 PM

Land Use Testimony; 

[Reply all](#) |

Inbox

CAUTION: 

Dear City Council,

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

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

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

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

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

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



will go through the DOE building and be in a flood plain. Do not extend 5th Street or 44th Avenue through the building and lake Vernon.

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

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

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

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

Thank so much for your time and attention,
Rachel Brown
Queens CB1 Resident
Artist & Educator

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



[EXTERNAL] One LIC

From Rachel Youens **Date** Fri 9/19/2025 7:14 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

Testimony,

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

As a practicing artist in NYC for thirty years, I and many other artists in different disciplines have been priced out of studio spaces in buildings that have been designated for gentrifying renovations. I have had to move my studio four times in the last twelve years. Mayor deBlasio was aware of this and made a some attempt to support the arts but too little to make a difference.

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

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

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

Thank you.

Sincerely,
Rachel Youens

Rachel Youens

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

<https://ryouens.com>



Outlook

[EXTERNAL] Long Island City Neighborhood Plan

From Randy Plemel **Date** Fri 9/19/2025 4:40 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>; Testimony <Testimony@council.nyc.gov>

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

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

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

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

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

I ask the council to look for ways to speed up housing production through improvements such as fully funding the DOB and HPD, and find ways to increase the direct budget subsidy of affordable housing so that our neighbors can afford to stay in Long Island City. I worry that mandatory inclusionary zoning is an unfounded mandate which will slow down housing production, and council should look for ways to directly fund this sort of housing and create a social housing development authority (either at the city level or work to make this happen at state level) to build

and rehab housing. HPD isn't cutting it, and we need new levers, funding streams, and thinking to increase housing production.

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

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

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

Thank you for your time and consideration.

Randy Plemel
Long Island City, 11101

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[EXTERNAL] BSGE

**Rebecca Hornstein**

Mon 9/15, 9:41 AM

Land Use Testimony; Distri

[↻ Reply all](#) | [⌵](#)

LIC Plan

CAUTION:

Queens has an amazing jewel, a school that prepares public school students for the baccalaureate exam. It's not a specialized school. It is a diverse microcosm reflecting its location in the most diverse borough in the city. It is under resourced, temporarily located in a former factory in Astoria where the cafeteria doubles as a gym and an auditorium, and yet its students not only have amazing educational opportunities but have managed to cobble together sports teams that have outperformed what they "should."

Can you imagine how much more impactful this school could be if it had an actual building - a permanent location? I can - please allocate it these resources!

https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare

Rebecca Hornstein

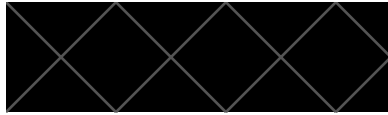
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[EXTERNAL] ONE LIC project

**Rebecca Tracey**

Mon 9/15, 4:36 PM

Land Use Testimony

[↻ Reply all](#) | [▼](#)

LIC Plan

CAUTION:

Hello!

Queens has an amazing jewel, a school that prepares public school students for the baccalaureate exam. It's not a specialized school. It is a diverse microcosm reflecting its location in the most diverse borough in the city. It is under resourced, temporarily located in a former factory in Astoria where the cafeteria doubles as a gym and an auditorium, and yet its students not only have amazing educational opportunities but have managed to cobble together sports teams that have outperformed what they "should."

Can you imagine how much more impactful this school could be if it had an actual building - a permanent location? I can - please allocate these resources for BSGE!

Thank you very much-
Rebecca Tracey

https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare



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[EXTERNAL] Please include BSGE in the OneLIC plan

**rebecca tuffey** <

Mon 9/15, 3:50 PM

Land Use Testimony; D

[Reply all](#) | [...](#)

LIC Plan

CAUTION: 



I hope it's not too late to voice my support for OneLIC land use plan and including BSGE (The Baccalaureate School for Global Education) in it.

I've lived in Astoria since 1997 and have known of the school's incredible reputation for many years. It's a grade 7-12 school packed into a former factory — no gymnasium, no auditorium, not enough lockers for all the students. You get the picture. And yet academics and visual art thrive. A high percentage of students take and pass the International Baccalaureate exam and go on to life-changing colleges.

Please help BSGE get a new permanent school building! Give our young people a school where they can feel safe and comfortable as they spread their wings and learn to fly!

Thank you,
Rebecca Tuffey
Mother of current 8th grade student
Home owner at  Astoria, NY 11103

Rebecca Tuffey
Alexander Technique Teacher
Art of Breathing Instructor


www.rebeccatuffey.net

"So what we have to do is find ways of taking it into the future, of seeing it into the future, of seeing where the Alexander Technique has a potential of being much more than what it is now."

www.judithleibowitzscholarship.org



Comments to the New York City Council Subcommittee on Zoning and Franchises regarding the OneLIC Neighborhood Plan and proposed actions

September 17, 2025

Good morning, my name is Marcel Negret, Land Use Director at Regional Plan Association. Thank you for the opportunity to testify in support of the OneLIC Neighborhood Plan.

RPA has long supported and advocated for increased housing in central, transit-rich areas, such as Long Island City. This neighborhood is a vibrant part of New York City, known for its excellent transportation options, diverse economy, and beautiful waterfront. However, many areas of Long Island City are currently hindered by outdated zoning regulations that restrict the construction of new multifamily buildings. Moreover, large sections of the waterfront remain closed or inaccessible to the public. At the same time, both the neighborhood and the city are in urgent need of new income-restricted affordable housing, as well as resilient, multipurpose open space infrastructure.

The [OneLIC Neighborhood Plan](#) has been a collaborative and comprehensive effort that will help address these challenges. We commend the Department of City Planning and Councilwoman Julie Won for their dedication and commitment to this neighborhood planning process.

The plan and proposed actions under consideration cover approximately 54 blocks in Long Island City. Together, they outline a strategy to revise zoning laws, allowing for over 14,700 new homes, including up to 4,800 permanently affordable homes. The plan also aims to create jobs by expanding spaces for businesses and community services. Additionally, it will enhance the neighborhood with investments and promote the development of a resilient waterfront connecting Gantry Plaza to Queensbridge Park.

As proposed, the plan supports developing residential areas at higher densities along the waterfront and 44th Drive corridors where such uses are currently not allowed. With the appropriate design and resiliency standards, the plan will promote the redevelopment of underutilized properties and create connected open spaces along the East River and Anable Basin. To facilitate this, the existing Waterfront Access Plan (WAP) will be amended to guide the development of up to 6 acres of high-quality open space that links the waterfront with the community. The updated Access Plan will ensure a variety of active and passive uses while implementing stricter elevation requirements to mitigate flood risk. Additionally, new street mapping will create a public waterfront open space along the East River.

To ensure the completion of the entire segment of the envisioned waterfront open space, the City Planning Commission recently modified the proposed actions to extend WAP provisions further north from Anable Basin. As previously suggested by RPA, the proposed WAP now includes the Con Edison Training Facility and the New York Power Authority sites (parcels 2 and 3).¹

The plan and proposed actions are urgently needed. New York City is facing a significant housing crisis, as demand for housing units, particularly affordable ones, is at an all-time high. The city faces a historically [low rental vacancy rate of just 1.4%](#). As a result of the housing shortage, market-rate rents in New York City have increased by 36% since 2015. Today, [52% of renters are cost-burdened](#), spending up to a third of their income on housing. Nearly a third are severely cost-burdened, spending half or more of their income. In addition, by the year 2040, the [city could lose up to 19,000 homes due to coastal flooding](#), a situation that will only exacerbate housing scarcity.

As described in our recent [Averting Crisis report](#), Long Island City faces the dual challenge of managing significant climate risks while accommodating substantial housing growth. To effectively tackle this complexity, the proposed plan prioritizes policies that integrate climate-resilient multipurpose open space with mixed-use and affordable housing development. The forward-looking land use and zoning policies being considered today can shape a more vibrant, resilient, and inclusive Long Island City. As such, we recommend that the Subcommittee on Zoning and Franchises adopt this measure.

As always, RPA is available to discuss concerns or offer insights to help realize our shared priorities.

Sincerely,

Marcel Negret
Land Use Director
Regional Plan Association

¹ While the proposed Waterfront Access Plan would update open space requirements for these parcels, without further land use changes they are unlikely to redevelop and the waterfront will remain as is. The project DEIS reflects this as none of these parcels are considered Projected/Potential development sites nor do they contribute to the build out estimates described in the RWCDs.



Testimony from Resilient Red Hook
Subcommittee on Zoning and Franchises
September 17, 2025 | RE: OneLIC Rezoning Proposal

Good morning. My name is Victoria Alexander, and I speak today on behalf of Resilient Red Hook, an organization rooted in the lessons of Superstorm Sandy and dedicated to building a just, sustainable, and flood-resilient future for waterfront communities like ours. We stand in solidarity with our neighbors in Long Island City in saying:

Yes to community-led planning. No to the OneLIC rezoning.

As a fellow waterfront neighborhood facing speculative rezoning pressures, we know all too well how large-scale rezonings—absent true community control and upfront public investment—can erode the very communities they claim to strengthen. The experience of Gowanus and other rezoned NYC neighborhoods clearly shows us that promises of affordability, resilience, and equity are often left unrealized. What we are seeing in the OneLIC plan is history repeating itself.

The City's proposal projects nearly 15,000 new apartments, the vast majority luxury. Yet, it includes no commitments to deeply affordable housing beyond the insufficient mandatory minimums. There are no guarantees for investments in flood protections, new schools, sewage infrastructure, or transit to accommodate up to 60,000 new residents. The plan would allow towers as tall as 100 stories to rise next to public housing—without a binding commitment to improve conditions within those NYCHA communities.

This is not planning. It is displacement disguised as development.

Our analysis of past rezonings, including nearby Greenpoint-Williamsburg and Gowanus, reveals a consistent pattern:

- Rents soar.
- Industrial jobs vanish.
- Communities of color are pushed out.
- And public promises go unfunded.

Red Hook's own experience reinforces the risks. Despite years of planning for resiliency, our community still awaits the implementation of the integrated flood protection system promised in

2014. Our streets remain burdened by unregulated truck traffic, and our residents live without adequate transit access or environmental protections.

The OneLIC proposal fails to meet even the most basic criteria of equitable, resilient, and community-led development. We urge the City Council and this subcommittee to reject this rezoning unless the following community demands are guaranteed:

1. Deeply affordable housing, far beyond the MIH requirements.
2. Public land reserved for public use, not handed to private developers.
3. Real waterfront resilience, including a public park from Queensbridge to Anable Basin.
4. Guaranteed NYCHA investment in Queensbridge and Ravenswood Houses.
5. Infrastructure funding for sewers, schools, and mass transit *before* development.

We must learn from the past. Do not let OneLIC become another chapter in the story of displacement and broken promises. Let it be a model for how a city listens, invests, and truly partners with its communities.

We stand with Long Island City residents. We call for a plan rooted in justice, resilience, and community control.

Thank you.

Victoria Alexander

Chair Resilient Red Hook



15 EAST 26TH STREET • 7TH FLOOR • NEW YORK, NEW YORK 10010 212.847.3700
F212.757.1875

August 7, 2025
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Council Member Julie Won
District 26
47-01 Queens Blvd, Suite 205
Sunnyside, NY 11104

Re: Support for MoMA PS1's Courtyard Project and Request for City Capital Support

Dear Chair Lago, Commissioners, and Council Member Won,

I am writing to express my strong support for MoMA PS1's proposed Courtyard Project in Long Island City and to urge the inclusion of City capital funding as part of the broader OneLIC rezoning initiative.

MoMA PS1 has long served as a cornerstone of the cultural and civic fabric of Long Island City. Its visionary programming, community engagement, and commitment to fostering emerging artists have made it not only a world-renowned contemporary art institution but also a vital neighborhood anchor. The Courtyard Project represents a bold and necessary step forward in reimagining the museum's public space—one that aligns with the city's goals around sustainability, inclusivity, and community-driven development.

The transformation of the courtyard will provide much-needed green and open space, create opportunities for year-round cultural programming, and improve infrastructure that has aged significantly over the years. Importantly, it will serve as an accessible and welcoming gathering space for the diverse residents of Western Queens—particularly at a time when equitable access to cultural and civic space is more crucial than ever.

As the City contemplates significant investment and rezoning through the OneLIC framework, it is imperative that long-standing institutions like MoMA PS1 are not only preserved but empowered to grow and evolve in tandem with the neighborhood. Public capital support for the Courtyard Project would be a meaningful signal of the City's commitment to inclusive, arts-driven development in Long Island City.

Thank you for your leadership and for considering this important investment. I respectfully urge you to prioritize capital funding for MoMA PS1's Courtyard Project as part of the OneLIC plan.

Sincerely,

Patricia Dunphy
Rockrose Development L.L.C.
SVP



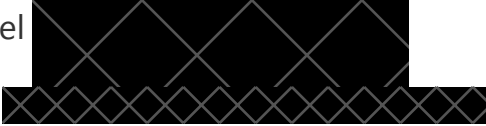
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F212.757.1875

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[EXTERNAL] Support for LIC Zoning Change

**Romain Aubanel**

Fri 9/12, 1:28 PM

Land Use Testimony; [Reply all](#) | [...](#)

LIC Plan

**CAUTION:** 

Good afternoon,

My name is Romain Aubanel and I am the Owners of Court 16 Inc and, located in Long Island City. I am also a co-owner of the building located at 13-06 Queens Plaza South.

I'm here to voice my strong support for the OneLIC rezoning proposal. As a local business, we know how important it is to invest in the long-term growth and vitality of our community. This plan reflects extensive community input and lays out a clear vision for making LIC a more livable, inclusive, and resilient neighborhood.

We are especially encouraged by the priorities to:

- Expand school capacity with more than 1,300 new classroom seats, ensuring that families who live and work here have the resources they need;
- Create new, accessible open spaces under the Queensboro Bridge for the benefit of nearby residents;
- Develop affordable, family-sized housing and homeownership opportunities that will help maintain a diverse workforce and customer base;
- Upgrade aging sewer and drainage systems to reduce flooding and safeguard the neighborhood's long-term future;
- Provide new public access to the waterfront, with resilient design that supports both community needs and climate goals;
- Reinvest in Queensbridge Houses by bringing vacant units back online; and



These investments are critical for businesses like ours. They will strengthen the local economy, attract and retain talent, and ensure that LIC remains a place where families and businesses can thrive together.

I respectfully urge the City Council to support the OneLIC Plan and to prioritize the needs of the people and businesses in our community.

Thank you for the opportunity to share my support.
Best regards,

--

Best,
Romain Aubanel
COO & Co-founder



Register for our Summer Tennis Camp [here!](#)

court16.com



Instagram: [@court16tennis](#)

Facebook: [@court16tennis](#)

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[EXTERNAL] Baccalaureate School for Global Education

**Rona Ostrow**

Yesterday, 8:26 AM

Land Use Testimon

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee:

As a proud grandmother of a student at the Baccalaureate School for Global Education (BSGE) in Queens, I urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. BSGE provides rigorous academics to a diverse student body and offers students from Queens access to a world-class education that is both equitable and inclusive.

However, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to small classrooms, leaving little room for science labs, art programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities. My granddaughter didn't want to go there at first. No auditorium! No gym! She balked despite the outstanding curriculum. Now that she's there, she loves the coursework. Think of how many additional students a proper school building can attract and serve.

BSGE students have achieved remarkable success despite inadequate facilities. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school, it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project. Thank you for your consideration and for your commitment to educational equity in our city.

Sincerely,
Rona Ostrow, PhD (Dahlia Walston's Grandma)
Proud Grandparent, BSGE

Sent from my iPhone
Rona Ostrow, PhD

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[EXTERNAL] In support of Long Island City Neighborhood Plan

**Rosamond Gianutsos, Ph.D.**

Tue 9/16, 11:33 PM

Land Use Testimony [↵](#)[↻ Reply all](#) | [⌵](#)

LIC Plan

CAUTION:



Rosamond Gianutsos, over 55 years resident of the Queens district now served by CM Julie Won – not that longevity matters. Our community welcomes the prospect of new neighbors!

As First Vice Chair of Queens CB2 I observed my colleagues review and deliberate on the Long Island City Neighborhood ("One LIC") plan championed by our Council Member Julie Won. I am proud of CB2's efforts and fully support our 37 to 7 Yes vote with our carefully thought-out conditions.

I would especially resonate to the call for upgrades to public transit and street calming. With this plan we will see our population increase and in addition to infrastructure upgrades, we need to offer accessible public transit which is so plentiful and efficient that fewer people will want to have their own vehicle. We can then build parks and homes. Create parks instead of parking. Say "Yes" to affordable housing (which is what the Long Island City Neighborhood Plan will do) but "No" to affordable parking.

Over the years, I have learned that plans and promises need to be monitored and reviewed independently. A task force of CB2 and CB1 members should be involved throughout the evolution and implementation of the Long Island City Neighborhood plan.

Count this as strong support for the Long Island City Neighborhood Plan.

Rosamond Gianutsos, PhD,



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[EXTERNAL] Inclusion of a ne building for the BSGE in the ONe LIC Development

**Roshni Karnavat**

Yesterday, 10:19 AM

Land Use Testimony [✓](#)[Reply all](#) | [...](#)

LIC Plan

CAUTION: 

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.



Sincerely,
Roshni Karnavat
Proud Parent, BSGE

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[EXTERNAL] Testimony in Support of the OneLIC Plan

**Ryan M**

Wed 9/10, 1

Land Use T

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Good morning,

I write today to the New York City Council in support of the OneLIC neighborhood plan. I've been a member of the Long Island City and greater Queens community for decades and I've been amazed at the growth and prosperity that development in this borough has brought to our city. We need more: a considered, thoughtful, and growth-oriented holistic approach that will help make LIC livable for decades to come. My support of the OneLIC plan relies on the information I've reviewed about its positive impact on classroom seats, public park areas, new affordable housing, and upgraded infrastructure. This plan deserves your support and approval, and I urge you to do so with all haste.

Thank you,
Ryan Metzler



[EXTERNAL] I strongly support the One LIC neighborhood plan

From Salvatore Franchino <[REDACTED]>

Date Fri 9/19/2025 3:39 PM

To District26 <District26@council.nyc.gov>; Land Use Testimony <landusetestimony@council.nyc.gov>

Hello,

OneLIC has the opportunity to be one of the most positively transformative rezonings in city history. While I wasn't able to testify in person, my understanding is that about 80% of people testified in support of the rezoning, And I stand in solidarity with them.

I am rent stabilized. I want more people to have what I have. This rezoning could unlock over 4000 new income, restricted homes and allow lower income New Yorkers to live in a vibrant, transit accessible, mixed income neighborhood. Rent Stabilization protections would Substantially reduce displacement risk.

Providing market rate housing, up to 10,000 homes in this rezoning, would substantially reduce pressure of displacement in Sunnyside and other neighborhoods deeper in Queens. These market rate homes would allow white collar professionals to contribute to our tax base and fund much needed infrastructure upgrades, while providing them homes in a very convenient neighborhood close to thousands and thousands and thousands of good jobs. We need market rate homes to cross subsidize affordable homes for our lower income neighbors, so I hope that we can all support the homes provided in this rezoning.

I strongly support this rezoning and look forward to it passing! Let's build some homes and end our housing crisis.

Salvatore "Sal" Franchino



August 7, 2025

Long Island City, NY 11101

Email: [REDACTED]

Dear Council Member Won,

It is my distinct pleasure to write this letter in support of our longtime partner/neighbor, MoMA PS1 who is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been an invaluable cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. I alongside many neighbors believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. Beyond its robust programming and platform for artists it has become an integral part of the neighborhood serving as an enriching community center for college students, early in career professionals, young families, and seniors. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide additional space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and plaza renovation will address critical accessibility needs and open up a new, green open space for Long Island City residents. It will continue to attract new families to Long Island City as a flourishing neighborhood in Queens and New York City more broadly.

As a MoMA PS1 Board Member, an entrepreneur, and a Long Island City Resident, I ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Sincerely,

A handwritten signature in black ink that reads "Samir Goel" in a cursive script.

Samir Goel

Co-Founder, Esusu

Board Member, MoMA PS1

Resident, Long Island City

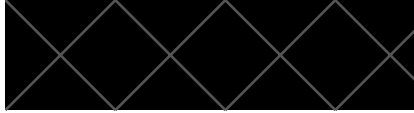
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[EXTERNAL] Long Island City neighborhood plan testimony

**Sarah Cho**

Yesterday, 9:26

Land Use Testi

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Good morning!

My name is Sarah Cho and I am a lifelong New Yorker and am proud to say I was born and raised in Queens! I am submitting testimony today against the One LIC plan. Although I am excited to see plans for new housing developments in northern LIC, but I am disappointed by the "affordable" housing options. How can the rent be \$3k, and only a small portion of the units be saved for "affordable" housing? I won the housing lottery and live in LIC myself. I make under \$70k a year, and work in Queens at a museum as a curator. I can barely even afford my affordable housing unit at a little over \$1.7k. If I am working AND living in Queens, and can barely afford it, who are these new units from One LIC for? It most certainly isn't for Queens residents. I would love to see One LIC expand their affordable housing options to 1) more units than the 400 of 14,000 and 2) an "affordable" housing rent that is lower than \$3k and better reflects the constituents of Queens. Queens is a proudly working class community filled with immigrants and kids of immigrants. The housing plan One LIC proposes does not reflect the constituency it is supposed to serve. There is an affordable housing crisis right now. The current plan will exacerbate that and widen the wealth gap within Queens, and does not serve in the best interests of Queens residents. It is necessary for One LIC to re-propose a more welcoming housing plan that is accessible for the diverse residents of Queens. It would be a shame to develop one of the last few remaining plots of land in Queens without caring for Queens residents, and only caring for landlords and the wealthy. I would be disappointed to see this go through.

With warm regards,

Sarah Cho



LIC, NY 11101

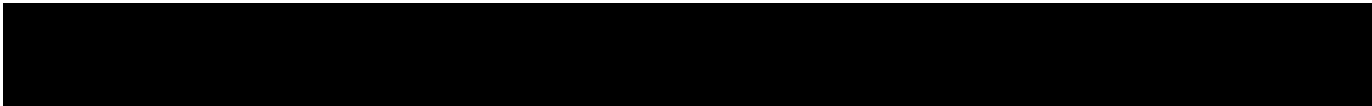


[EXTERNAL] Long Island City Neighborhood Plan

From Sarah Meyer 

Date Sat 9/20/2025 7:44 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>



Hello,

I am a resident of zip code 11106 and I am writing to submit my comments to the Long Island City Neighborhood Plan.

I do not agree with the plan as it stands. I feel that it falls short of addressing the need for social services **first** before building more housing which will bring even more people to the area without the necessary infrastructure in place to support them. Our LIC residents deserve better — they need green space for physical and mental health, they need a functioning public library for community learning, and they need more school facilities to accommodate all the children that currently reside there. These things build a healthy society and should get first priority in this plan.

Thank you,
Sarah Meyer


Astoria, NY 11106

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[EXTERNAL] Long Island City Neighborhood Plan

[Reply all](#) | 

LIC Plan

CAUTION:



I am a resident of Long Island City and am writing to express my support of OneLIC, the Long Island City Neighborhood Plan.

I strongly support the plan's proposed creation of approximately nine acres of new public space including expanded parks and plazas. I also express my strong support for the plan's proposed expansion of a connected public waterfront from Gantry Plaza State Park to Queensbridge Park.

Finally, the plan's promised investments in sewer infrastructure are extremely important to mitigate the risk of future flooding, which has been a major problem in Long Island City. However, it is critical that the plan's promised sewer improvements and upgrades contain specific guarantees to insure that these improvements actually take place.

Respectfully,

Scott Caplan



Long Island City, NY 11101

[Sent from AOL on Android](#)



August 7, 2025

Council Member Julie Won
New York City Council, District 26
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101

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Barbara Gundlach
Leslie Hewitt
Sean Lyons
Adam McEwen
Michael Quinn
Samuel Ellis Scheinman
Anastasiya Siro
Seth Stolbun
Mary Wang
Houtan Zojaji

Dear Council Member Won,

As a longtime neighborhood partner of MoMA PS1, SculptureCenter is pleased to offer our full support for their proposal through the OneLIC rezoning for the Courtyard and Plaza Access Renovation Project. Just as MoMA PS1 has served as a cultural anchor in Long Island City for nearly 50 years, generating significant economic development and acting as a critical community hub and center of artistic expression, we believe this remarkable institution can continue to serve as the cultural heart of the OneLIC rezoning.

MoMA PS1 has long been committed to providing free admission to all New York City and NY State residents, offering artmaking workshops and community programs, and amplifying artists through their innovative Homeroom program. Their proposal for the OneLIC rezoning will enhance access to their exhibition spaces, provide dedicated spaces for children and families, and improve public access for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution, including the plaza, and create a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City continues to grow. Furthermore, with city investment, MoMA PS1 will not only expand its physical presence but also its arts education and community engagement programming.

It is essential that the city prioritize cultural investment when considering large-scale rezoning projects. Arts and culture are fundamental to a thriving community. Access to culture promotes mental well-being, provides vital educational opportunities, and strengthens communities by fostering connections and creativity.

We strongly urge you to support MoMA PS1's proposal and prioritize investments in much-needed cultural space in Queens.

Thank you for your consideration.

Sincerely,

Sohrab Mohebbi

Sohrab Mohebbi

Director
SculptureCenter

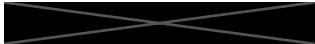
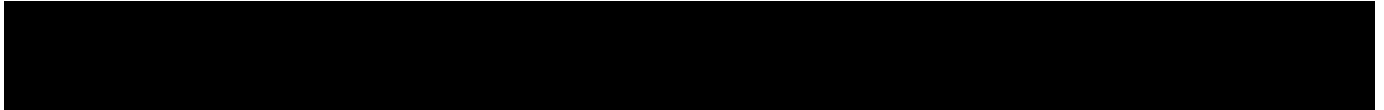
44-19 Purves Street
Long Island City, NY 11101
+1 718 361 1750
sculpture-center.org

SculptureCenter



Outlook

[EXTERNAL] Long Island City Neighborhood Plan - Statement of Support

From Sean Dirscherl **Date** Sat 9/20/2025 8:42 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

Good evening,

I was unable to participate directly in today's public hearing on the OneLIC Neighborhood Plan, but would like to submit this statement of support.

Good evening. I am writing to the Planning & Land Use Committee in support of the OneLIC Neighborhood Plan, currently under consideration by this Committee and the City Council. I am not a neighborhood resident, but am well acquainted with the state of a key typology of properties impacted by this effort. The area subject to this proposal includes approximately fifteen (15) individual lots with direct waterfront access. Of these properties, only Queensbridge Park and a small pier at the 44th Drive street end are accessible community spaces. The remaining nearly five thousand (5,000) feet of shoreline is occupied by industrial spaces built up to the water's edge, former commercial spaces in a state of disrepair, or vacant land awaiting viable development plans.

Communities around New York Harbor including Dyckman Park, Hunter's Point, Stuy Town, Greenpoint, and Bayonne have prioritized transforming their formerly working waterfronts into public assets. These communities now use or intend to use their reactivated waterfronts for recreation, public transportation, environmental education, and open space not confined by buildings or busy streets, much to the delight of local residents.

Further, these properties collectively represent the front line in protecting Long Island City from future storm events. Without a coordinated development plan, patchwork efforts by individual property owners will delay needed improvements, drive up construction costs, and result in a lower quality product for consumption by and protection of the community. If those efforts are performed at all.

The proposed plan's Shore Public Walkway, similar in spirit to public access doctrines utilized to ensure the waterfront is treated as a public good, will secure these spaces as a cohesive public asset connecting Gantry Plaza State Park to the south and Queensbridge Park to the north.

I implore the Committee and City Council to support the OneLIC Neighborhood Plan and its goal to revolutionize waterfront access for Long Island City residents.

Thank you for your time and consideration.

Best,

Sean Dirscherl, P.E.



[EXTERNAL] Testimony in Support of OneLIC Rezoning Proposal

From Shamsul Haque [REDACTED]
Date Sun 9/21/2025 10:25 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>



Dear Members of the New York City Council,

I write in strong support of the OneLIC rezoning proposal, which would allow for the development of a much-needed Islamic center in our community. This initiative represents a vital opportunity to expand inclusive community space, increase affordability levels, and preserve green space for future generations. Now is the time to push for these values in land use decisions.

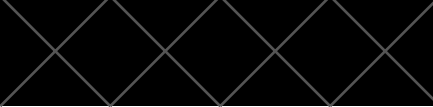
Thank you for your attention and leadership.

Respectfully,
Shamsul Haque
Woodside, NY

Sent from my iPhone

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[EXTERNAL] Re: OneLIC Neighborhood Plan

**stephanie blass** <

Wed 9/10, 10:21 AM

Land Use Testimony [⌵](#)[↻ Reply all](#) | [⌵](#)

LIC Plan

CAUTION: 

Dear Members of City Council,

I'm writing to you in strong support of the OneLIC Neighborhood Plan. As someone deeply invested in Long Island City's future, I believe this comprehensive plan is our neighborhood's best solution for our urgent and critical needs.

I support OneLIC because it tackles multiple challenges simultaneously:

- Creates permanently affordable homes at various income levels with family-sized units
- Adds over 1,300 new classroom seats for our children
- Transforms spaces under the Queensboro Bridge into valuable public areas
- Develops a connected waterfront from Queensbridge Park to Gantry State Park
- Upgrades sewage and flood infrastructure to protect against climate impacts
- Facilitates investments in Queensbridge Houses through maintenance and capital improvements

Long Island City cannot afford more delays. We need affordable housing, schools, open space, and infrastructure improvements now. I urge you to approve the OneLIC Neighborhood Plan.

Thank you



Dear Council Member Julie Won,

Our longtime partner/neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution, including the plaza, as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming. With our limited grassroots capacity, Street Vendor Project's long-term partnership with MoMA PS1 has allowed us to grow our special events program and provide economic opportunities for our member vendors. It has truly been an invaluable resource.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and plaza renovation will address critical accessibility needs and open up a new, green open space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community. Thank you.

A handwritten signature in black ink, appearing to read "Carina".

Carina Kaufman-Gutierrez

Deputy Director, Street Vendor Project

Street Vendor Project, Urban Justice Center
40 Rector Street, 9th Floor, New York NY 10006

08/07/25

Dear Council Member Julie Won,

My name is Isabella Bustamante and I am a born and raised Queens resident, who moved to Long Island City as a teenager. I have lived in the zoning area of OneLIC for eighteen years and I also founded Teen Art Salon in 2015, a small grassroots nonprofit that supports, develops, and promotes adolescent artists at a studio in Court Square.

TAS provides free-of-charge art instruction and materials to over 150 young artists a year — with the objective to overcome socioeconomic and industry barriers.

Our partner, MoMA PS1 is allied with our organization around dismantling barriers to participation—perceived and literal. Thus, MoMA PS1 is now seeking support through the OneLIC rezoning for its Courtyard and Plaza Access Renovation Project.

MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years and Teen Art Salon sees itself as part of the museum's continued legacy in the artist-led alternative spaces movement.

Due to MoMA PS1's leadership as a center of creative expression and accessibility, we believe this institution can serve as the neighborhood cultural hub of the OneLIC rezoning.

MoMA PS1 provides free admission to all New York City and NY State residents and celebrates homegrown local artists like ours through the innovative Homeroom educational program. The museum has been ally to smaller organizations like TAS, where current and former students have found work opportunities, designed family guides, and even exhibited at MoMA PS1.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space

Teen ART Salon

for creative exploration for community members. These new or revamped spaces will be essential as Long Island City grows, inviting in the next generation into a safe space to discover, explore, and learn at the museum.

It is critical that the city prioritize cultural investment when considering large scale rezoning projects. Access to culture improves mental health, provides critical educational opportunities, and is essential to keeping people in their neighborhoods

We ask that you support MoMA PS1's proposal and invest in the life cycle of artists and cultural producers who serve and shape this neighborhood.



Sincerely,
Isabella Bustamante
Executive Director at Teen Art Salon

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[EXTERNAL] New Building for Baccalaureate School for Global Education in OneLIC

**Tiloma Jayasinghe**

Mon 9/15, 10:19 AM

Land Use Testimony [✓](#)[Reply all](#) | [✓](#)

LIC Plan

CAUTION:

Dear Council,

As a constituent of Community Board 2, a lifelong Queens resident raised in Woodside, and now a parent living in Long Island City, I know firsthand how critical it is for our neighborhoods to have high-quality schools in facilities that match their excellence.

When I attended PS 11 on Skillman Avenue, many of us had to leave our community for middle and high school because there were no strong local options or adequate facilities. Decades later, that challenge persists. The Baccalaureate School for Global Education (BSGE) has become a world-class school and a point of pride for Queens. Yet it continues to operate in overcrowded, outdated space that constrains its growth and impact.

The OneLIC plan represents a rare opportunity to right this inequity. By ensuring that BSGE is provided with a new building, the Council can help expand access for more students, relieve overcrowding, and give our children the learning environment they deserve.

I urge you to prioritize BSGE within the OneLIC plan and secure a facility that reflects its proven excellence and promise. Investing in this school is an investment in our children, our neighborhoods, and the future of New York City.

Thank you for your leadership.

Sincerely,

Tiloma

Tiloma Jayasinghe



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qui ne risque rien, n'a rien

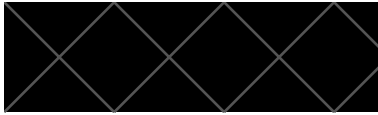
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[EXTERNAL] One LIC

**Tony Deyo**

Yesterday, 7:39

Land Use Testi

[Reply all](#) | [...](#)

Inbox

CAUTION:

Members of the Land Use Committee,

As a BSGE parent, I'm asking you to include a new, dedicated school building for The Baccalaureate School for Global Education in the One LIC development.

BSGE has led since 2002 as the city's first school where all students pursue the full IB Diploma. We have a diverse community... and yet our building lacks basics. There's no gym, no auditorium, and very little room for labs, arts, or activities. BSGE is the only screened high school in NYC without these facilities.

One LIC has an opportunity to change that. A purpose-built school would allow appropriate athletic and arts spaces, modern classrooms, and room to grow... bringing Queens students on par with their peers across the city.

Please commit to including a new BSGE building in One LIC.

Thank you for your time and consideration.

Sincerely,
Tony Deyo
Parent, BSGE





[EXTERNAL] NO OneLIC

From [REDACTED]
 Date Sat 9/20/2025 10:54 AM
 To Land Use Testimony <landusetestimony@council.nyc.gov>

Sent from my iPhone

LIC was a full neighborhood once upon a time and was betrayed by the City , rezoned for industry. For 30 plus years there has been more exploitation as developers want the views of the NYC skyline to sell. No other neighborhood has been a construction site this big , this long and at such an increasing scale.

LIC is in "Asthma Alley" linked to con Edison and industry. In 2010 the EPA listed the Newton Creek as a Superfund cleanup site. Decades of meetings , studies, tax dollars and investigations continue as does much of the contamination and building of "luxury" housing next to it. The land in LIC is very contaminated from industry. When you dig and build all goes air born. J .F . Murray Park (a block big) is full of metal contamination. The soil areas have been fenced off for over 2 years with not one sign of information about it. The dog run was closed as dogs were getting sick. Across from it half a block of construction has been going on for years. The demolition had no permit . They have been shut down more than once since. Many fines are small and are not given - lost money and quality for NYC. 3 sites a block from me were demolished with no permit and there have been 2 workers dead so far that we know of. There is no obligation to use Union work only and conditions do not get better with time. We live in a construction site with noise on weekends , late in the evening and on many holidays.

None of the long time residents asked for what has happened to our neighborhood let alone been compensated. Many have been forced out never relocated in LIC. Decades before development many sites sit empty, some small some 1 block big , fenced off and not kept clean and weed free These areas along with our parks are full of displaced rats from the non stop building. The larger the towers , the more residents , the more trash is put out , the more rats.

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

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

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

No to One LIC the area is in more LIC flood zones. LIC has no bed rock like Manhattan the buildings have nothing to hold onto and will be twice as big as what has been built now. The commercial

spaces are too expensive and big - only big chain stores will be able to move in. That kills what makes areas in the city different. It offers less not more. The land grab has been huge and now 54 more blocks! We get no beautiful architecture that makes you proud and stand out.

City Council members do not live in LIC. The "transformation" in LIC is not blocking their lifestyle. CB2 is 2/3 Woodside and Sunnyside residents. LIC has given CB2 attention it never had and is seen as money for Queens. LIC is sold out and dumped on. Sunnyside and Woodside would never put up with high rises in their open skies.

The 54 block area is open and full of options and open to new good ideas now.

We do not want more new zip codes so that people and their children can be left out as happened with the new waterfront school when it first opened at the City lights building.

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

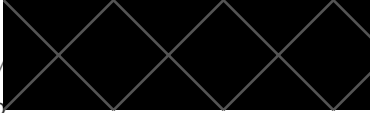
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[EXTERNAL] New school building for BSGE

**Vaishali Jain**

Sat 9/13, 10:52 AM

Land Use Testimo

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear NYC Council Leaders,

I am writing as a parent of a student at Baccalaureate School for Global Education in Astoria, Queens, part of the New York City public school system. I am grateful for the dedication of the teachers and staff who provide such a strong education for our children.

That said, the current school building is far from meeting the needs of our students. The facility is extremely small and cramped, and it lacks even the most basic resources found in many other schools, such as an auditorium and a gymnasium. These are not luxuries; they are essential spaces that support learning, physical health, and community building.

As a taxpayer and a parent, I believe our children deserve an environment that matches the quality of instruction they receive. A new school building would ensure students have the space, facilities, and opportunities they need to thrive both academically and socially.

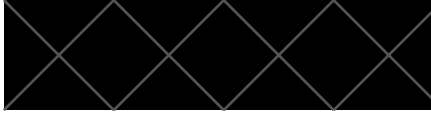
I kindly ask for your support in advocating for a new school building for BSGE. Our children's future depends on it.

Thank you for your time and for the work you do on behalf of New York City families.

Warm regards,
Vaishali

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[EXTERNAL] OneLIC Comment - VOTE NO

[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear City Council Members,

My name is **Vanessa Leong**, and I'm a homeowner and 14-year resident in Long Island City. I'm writing to ask you to VOTE NO on the OneLIC plan in its current form. While I appreciate the intention to address housing and economic development, I believe the plan overlooks critical concerns.

This plan prioritizes high-density market-rate housing at the expense of the surrounding community, particularly the Queensbridge and Ravenswood Houses. The proposed towers risk blocking light and air from these neighborhoods and exacerbating displacement pressures. Without deeper affordability and meaningful community investment, **the plan will widen existing inequities.**

Additionally, there is a notable lack of **green space and off-leash areas for dogs** in the plan. In a dense urban neighborhood like LIC, access to safe, open space is not a luxury; it's essential for both residents and their pets. This plan should do more to expand usable park space, not just waterfront promenades, and hit the city's recommended ratio of 2.5 acres of open space per 1,000 residents. The plan still falls far short of this benchmark.

The plan also does little to protect small and local businesses. Without clear measures to support commercial affordability, we risk losing the vibrant mix of neighborhood retailers that give LIC its identity and replacing them with more national chains. A truly community-driven plan would balance growth with safeguards for the people and businesses who already call LIC home.

I ask that you require the plan to better reflect the voices of those who *live* here — not just those who seek to profit here.

Sincerely,
Vanessa Leong





--

Vanessa Leong

[linkedin.com/in/vanessa](https://www.linkedin.com/in/vanessa)



September 4, 2025
Council Member Julie Won
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101

Dear Council Member Won,

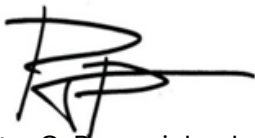
As a dedicated member of the Long Island City community, I want to express my strong support for MoMA PS1. For decades, MoMA PS1 has served as a cultural anchor not only for Long Island City, but for New York City as a whole. Its presence has been instrumental in shaping our neighborhood's identity, attracting visitors, and driving significant economic activity.

Equally important, I believe MoMA PS1 is a true community partner. The museum provides free admission for all New York City and New York State residents, hosts artmaking workshops and programs for families, and offers innovative platforms like the Homeroom program to support and amplify artists. It serves as both a gathering space and a hub of creativity—bringing together residents, businesses, and visitors in ways that strengthen our local fabric.

As Long Island City continues to grow, institutions like MoMA PS1 will remain essential to ensuring that cultural life and community engagement keep pace with development. Continued investment in and support for MoMA PS1 is critical to maintaining Long Island City as a vibrant, inclusive, and dynamic place to live, work, and do business.

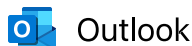
Thank you for your leadership and for your continued support of arts and culture organizations that make our neighborhood vibrant.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Papamichael', with a stylized, flowing script.

Peter G. Papamichael

The VOREA Group, Principal.



[EXTERNAL] Testimony: Long Island City Neighborhood Plan

From Whitney Toussaint [REDACTED]
Date Sat 9/20/2025 8:10 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

[REDACTED]

Greetings Council Members,

My name is Whitney Thomas Toussaint, and I serve as Co-President of the Community Education Council for District 30, representing the families of Long Island City, Astoria, Sunnyside, Woodside, Jackson Heights, Corona, and East Elmhurst. I am also a parent raising my two sons here in Long Island City.

I am here today to urge this committee to ensure that the schools promised to the Long Island City and Hunters Point communities are built—regardless of whether the proposed One LIC rezoning plan is approved.

Our families cannot wait for shifting development timelines or negotiations with developers. These schools were committed to our community years ago, and our children's educational futures depend on them.

Parcel C Elementary School

The elementary school planned for Parcel C has been promised since 2018. At that time, the School Construction Authority projected the school would open in 2022. A later report projected 2024. The school is now projected to open in September 2026.

The constant shifting of the school's opening was unacceptable and put a strain on our community, especially as its opening will provide much-needed District 75 seats for Long Island City.

Court Square School & Middle School Capacity

The Court Square Elementary School has been promised alongside Parcel C, and both of these new schools, together with PS 384, will require a dedicated middle school to receive their students. That middle school is the one sited at 44-59 45th Avenue (also known as the Vernon Blvd Middle School) and is listed as Project DSF0000843827 in the 2024 Capital Plan.

I first became aware of the Vernon Blvd Middle School during my first term in 2021, and it was projected to open in July 2027, according to the December 2021 Proposed Amendment to the 2020-2024 SCA Capital Plan. Now, once again, our community is being told to wait as the aforementioned Middle School is now tied up in the One LIC Neighborhood Plan.

The Stakes for Our Families

These are not abstract dates on paper. Families in Long Island City have been promised these schools since 2018. They are written into the Capital Plan that the Panel for Education Policy has approved, which follows the DOE budget passed by the City Council. And they are essential if District 30 is ever to comply with the State's class size reduction law.

If these schools are not delivered as promised, the consequences are clear:

- Families will continue to leave Long Island City and Hunters Point, taking with them the diversity, vitality, and community investment that make this city strong.
- New housing will rise, but public schools will remain overcrowded, leaving working families without viable options.
- The City will miss an opportunity to meet the mandates of the class size law and provide equitable education for all students.

In closing, I urge this committee to use your authority to make sure these schools are completed as promised by the approved capital plans and budgets that included them. The Parcel C school, the Court Square school, and the Vernon Boulevard Middle School are not optional. They are promised. They are planned. They are approved. And they are essential to the future of District 30.

Please ensure that these schools move forward, on schedule, independent of the outcome of the One LIC rezoning. Our children cannot afford further delay.

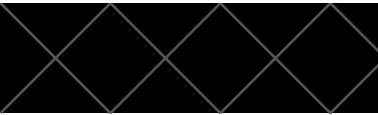
Thank you for your time and for standing with the families of Long Island City.

Best,

Whitney Toussaint
Co-President
Community Education Council District 30

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[EXTERNAL] ONE LIC- building for BACCALAUREATE SCHOOL FOR GLOBAL EDUCATION

Yi Zhou <

Mon 9/15, 11:11

Land Use Test

[↶](#) Reply all | [⌵](#)

LIC Plan

CAUTION: 

Hi there,

Queens has an amazing jewel, Baccalaureate School for Global Education- a Middle and High school that prepares public school students for the baccalaureate exam.

It's not a specialized school. It is a diverse microcosm reflecting its location in the most diverse borough in the city. It is under-resourced, temporarily located in a former factory in Astoria where the cafeteria doubles as a gym and an auditorium, and yet its students not only have amazing educational opportunities but have managed to cobble together sports teams that have outperformed what they "should."

Can you imagine how much more impactful this school could be if it had an actual building - a permanent location? I can - please allocate it these resources!

Thank you for your consideration!

Best,

Yi Zhou

[https://urldefense.com/v3/_https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare_!!Pe07IN5AjA!XqKfVAN0ZGBgpOSaxxH0qcxp5DSRklAVY2WPBJRixGAgkOvS_bf9v9leRGaxx_HP8RVFVt5Bmr4p7zYAXE!xINSbPouRnak\\$](https://urldefense.com/v3/_https://www.nytimes.com/2024/06/16/nyregion/baccalaureate-school-softball-champions-nyc.html?unlocked_article_code=1.mE8.LZur.mrxsHdByOb7K&smid=nytcore-ios-share&referringSource=articleShare_!!Pe07IN5AjA!XqKfVAN0ZGBgpOSaxxH0qcxp5DSRklAVY2WPBJRixGAgkOvS_bf9v9leRGaxx_HP8RVFVt5Bmr4p7zYAXE!xINSbPouRnak$)

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[EXTERNAL] school building for BSGE

**Yi Zhou**

Mon 9/15, 9

Land Use T

[Reply all](#) | 

LIC Plan

CAUTION:

Hi,

I'm a parent of a 8th grader at the Baccalaureate School for Global Education.

We'd love to see a new school space allocated to BSGE as part of the LIC ONE development, and bring quality Middle and High School education to our community.

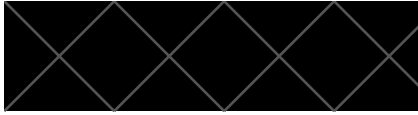
Sincerely,
Yi Zhou

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[EXTERNAL] Inclusion of a New Building for The Baccalaureate School for Global Education in the One LIC Development

**Yoshi Pinnaduwa**

Yesterday, 9:51 AM

Land Use Testimony [✓](#)[Reply all](#) | [...](#)

LIC Plan

CAUTION:

Dear Members of the Land Use Committee,

As a proud parent of a student at The Baccalaureate School for Global Education (BSGE) in Queens, I write to urge you to prioritize the inclusion of a new, dedicated school building for BSGE as part of the One LIC development.

Founded in 2002, BSGE was the first public school in New York City to offer the prestigious International Baccalaureate (IB) program and remains the only school where all students are enrolled in the full IB Diploma program. Our school provides rigorous academics to a diverse student body—nearly 50% of students qualify for free or reduced lunch, and 14% have Individualized Education Plans (IEPs). BSGE offers students from Northern Queens access to a world-class education that is both equitable and inclusive.

Despite these achievements, BSGE students and teachers face conditions that no screened high school in New York City should endure. The school has no gym and no auditorium. Instruction is confined to compacted classrooms, leaving little room for science labs, arts programs, or extracurricular activities. BSGE is the only screened high school in New York City denied these basic facilities.

The One LIC development presents a once-in-a-generation opportunity to correct this inequity. A modern, purpose-built facility for BSGE would allow the school to expand enrollment, provide students with proper athletic and arts spaces, and ensure classrooms are equipped for 21st-century learning. Most importantly, it would give Queens students the same opportunities their peers enjoy in other boroughs.

Our children have achieved remarkable success despite inadequate conditions. Imagine what they could accomplish if given the same resources as students at other screened high schools. Including a new home for BSGE in the One LIC development is not only an investment in a school—it is an investment in the future of Queens families and the future of New York City.

I respectfully urge you to include a new BSGE building as part of the One LIC project.



Sincerely,
Yoshi Pinnaduwa
Proud Parent, BSGE

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[EXTERNAL] ONE LIC Written Testimony

**Yusuf Khan**

Yesterday, 1:57 P

Land Use Testim

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LIC Plan

CAUTION:

Good Afternoon,

My name is Yusuf Khan, and I am a resident of Long Island City. I am submitting this testimony in strong support of the oneLIC neighborhood plan, with particular emphasis on the urgent need for more affordable housing in our community.

Like many New Yorkers, I have experienced firsthand the pressure of rising rents. Long Island City has changed dramatically over the past decade, and while the growth has brought new opportunities, it has also made it increasingly difficult for working families, seniors, and young people to remain in the community they call home. Too often, friends and neighbors are forced to leave because they cannot keep up with escalating housing costs. This loss tears at the social fabric that makes a neighborhood strong.

The oneLIC plan represents a chance to do things differently. By prioritizing affordable housing, we can ensure that LIC remains a mixed-income neighborhood where teachers, service workers, artists, and small business owners can live alongside professionals and newcomers. Affordable housing is not just about providing shelter, it is about stability, opportunity, and dignity. It means children can grow up without the trauma of displacement, and elders can age in place with their community around them.

I urge you to move forward with the oneLIC neighborhood plan and to place affordable housing at its core. LIC's future should not be one of exclusion, where only the wealthiest can remain. Instead, let's build a neighborhood that reflects the full diversity of New York City and gives every resident a fair chance to thrive.

Thank you for your time and consideration.

Sincerely,

Yusuf Khan