

From: [Andrew Latos](#)
To: [District26](#); [Blasenstein, Isaac](#); [Land Use Testimony](#)
Subject: [EXTERNAL] 42-18 31 Avenue Rezoning (C230012ZMQ) and (N230013 ZRQ)
Date: Tuesday, September 5, 2023 3:04:01 PM

Dear Councilmen Blasenstein and District Members:

I apologize for not being able to attending the proceeding in person, but due to a Court hearing scheduled for the same day I will not be able to attend. However I really believe in the project and wanted to at least give my written statement concerning this project.

My name is Andrew Latos and I am an attorney and resident of Astoria.

I have lived and been connected to Astoria since coming from the Bronx as a little kid in 1968.

I attended Saint Demetrios Grammer School and High School.

After obtaining my Law Degree in 1989, I opened my law firm on 30th Avenue , in Astoria with my brother in 1992 and have been here ever since.

In 2000 my partners and I along with one of the principals of the current project opened The Rock Health & Fitness in Astoria.

Which provides the Community with a reliable safe facility for health and exercise since 2001.

What the community needs is more residential apartments.

Queens is in need of this to help support its young growing population.

The proposed development at 42-18 31 Street, will meet those needs.

The development will bring something aesthetic pleasing to that part of Astoria which is currently missing.

The mixed use also allows for local business to support the community.

The principals involved with this project are experienced developers who care about the community. They have invested in the community through ownership in various real estate projects and business ventures.

They look to provide quality housing for the local residents and also look towards their needs.

They have invested in local restaurants and health clubs to help satisfy the neighborhood and community needs.

This project is truly needed and will provide quality housing to the community.

This project is Astoria and is what Astoria needs.

Thank You, for allowing me the opportunity to express my support for this project

Very truly yours,

Andrew Latos, Esq.
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August 9, 2023

Dear Council Member,

My name is Dora Arsenis and I am a lifelong Astoria resident. I currently live at [REDACTED] 46th Street, who supports the rezoning at 31st Avenue. This project will create a nice new building to make the street more modern and beautiful and will provide new apartments for the community. The new gym on the ground floor will be a big hit with the neighborhood, as people are always telling me there should be more fitness amenities in the area. I think we need more buildings like the one proposed here, that create housing to address the city's housing crisis but are small and fit in well with the surrounding neighborhood. I know the property owners here, Steve Tallides and Larry Cerullo for almost 25 years, and they are local guys who have the best interest of our community at heart. Please support this project which will create jobs and new housing.

Thank you


Dora Arsenis