

APPENDIX L
Written Comments to Draft Scope of
Work and DEIS

ERIC GIOIA
COUNCIL MEMBER, 26TH DISTRICT

CITY OF QUEENS BOULEVARD
SUNNYSIDE, NY 11104

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ZONING & FRANCHISES

November 19, 2007

Amanda Burden
Director
Department of City Planning
22 Reade Street
New York, NY 10007

Dear Ms. Burden:

I am writing to thank you for holding tonight's Public Scoping Meeting on the proposed Dutch Kills rezoning. In the midst of tremendous growth in Long Island City, the rezoning of Dutch Kills will preserve both the unique character of this neighborhood and a high quality of life for its residents. I am pleased that you are taking the next steps in completing the process.

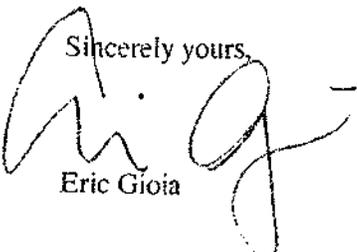
As I have mentioned to you, the expeditious implementation of rezoning is particularly important to Dutch Kills residents in light of recent concerns that have arisen as the community awaits the rezoning implementation. As you may know, several new demolition and building projects have been initiated in the Dutch Kills area in the past several months. A number of civic leader and residents have expressed concern that these recent projects have been initiated in haste by property owners who seek to "beat the rezoning" by constructing buildings, particularly transient hotels, that will be restricted once the area is rezoned. Under the current restrictions, property owners may construct these multiple-story buildings as of right.

Plans for the rezoning of Dutch Kills have been in development since 2004, when the Department of City Planning initiated its investigation into new zoning regulations that would both ensure smart growth and also protect the mixed use nature of the neighborhood. The ramshackle placement of multiple story hotels in the middle of the block serves neither of those goals.

While the residents of Dutch Kills are eager for the rezoning, I understand that the rezoning process, once certified, would require several more months before completion. Following the Department of City Planning's conclusion of its environmental impact study, plans would require approval by the community board, Borough President Helen Marshall, the City Planning Commission and the New York City Council, all of which are also required to hold public hearings. I therefore ask that you conduct the environmental investigation as expeditiously as possible to ensure that the rezoning process is implemented in a timely manner, and that you continue to keep my office informed as to the progress of the Department of City Planning rezoning.

Again, I thank you for holding this forum and I look forward to working with you to ensure that Dutch Kills continues to be a great neighborhood where residents can live, work and raise a family for years to come. Please remain in contact with Marykate Zukiewicz in my office at 718.383.9566 regarding informational updates on the rezoning.

Sincerely yours,


Eric Gioia



DEPARTMENT OF ENVIRONMENTAL PROTECTION

59-17 Junction Boulevard
Flushing, New York 11373

Tel. (718) 595-6565
Fax (718) 595-3525
ellloyd@dep.nyc.gov

Angela Licata
Deputy Commissioner

Bureau of Environmental Planning & Analysis

Tel. (718) 595-4398
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alicata@dep.nyc.gov

DEPT OF CITY PLANNING
70

November 29, 2007

2007 DEC -5 PM 3:18

Robert Dobruskin
New York City Department of City Planning
22 Reade Street
New York, NY 10007

ENVIRONMENTAL REVIEW DIV.

**Re: Dutch Kills Rezoning and Related Actions
08DCP021Q/ 08DEPTECH149Q**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection Bureau of Environmental Planning and Analysis (DEP) has reviewed the October 2007 Environmental Assessment Statement (EAS) and the October 2007 Draft Scope of Work (DSOW) prepared by the New York City Department of City Planning (DCP) for the above referenced project. It is our understanding that DCP is proposing a rezoning of a portion of Queens Community District 1 in the Dutch Kills neighborhood. The area of the proposed project is a mixed-use residential, commercial and light industrial community located directly north of the Queensboro Bridge and the Special Long Island City Mixed-Use District. The proposed rezoning and text changes aim to encourage moderate and higher density development near public transportation and support continued economic growth, especially by removing current restrictions on residential development. The proposal would rezone approximately 70 acres currently zoned M1-3D and M1-1 to M1-2/R5B, M1-2/R5D, M1-2/R6A and M1-3/R7X, resulting in a net decrease in permitted light manufacturing density and a net increase in residential density. All of the proposed actions combined would encourage compatible land uses at higher densities and provide new opportunities for mixed use development and bring residential properties currently located in industrially zoned areas into conformance.

Based upon the review of the submitted documentation, DEP has the following comments:

Hazardous Materials:

- The proposed rezoning area contains significant fill material and underground storage tanks (UST), and potential hazardous wastes from manufacturing, auto repair, and gas station uses. As part of the preparation for the Draft Environmental Impact Statement, a field survey to assess the findings and conclusions of the hazardous materials evaluation should be conducted with DEP personnel and DCP personnel if available. A preliminary presentation of the findings should be prepared for the field survey and adequate time for responses and revisions should be incorporated in the schedule. It is very likely that many or all projected and potential sites within the proposed rezoning area would receive E designations. DEP needs to be involved with DCP in the DEIS review and approval for all/any proposed E designated sites.



Air Quality:

- The Scope of Work should specify that the results of the Industrial Source air quality analyses will be reviewed in coordination with DEP. The Draft Environmental Impact Statement should describe in detail the feasibility of any mitigation and, in the absence of known feasible mitigation; any Industrial Source air quality impacts should be disclosed as significant impacts for which no mitigation is available.

Noise:

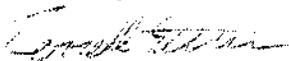
- 10 to 13 sites are anticipated to be assessed for ambient noise conditions. Because of the large number of development sites (233) which have the potential to receive E designations as a result of the ambient noise levels, DEP should be involved in the consultation between the consultant and DCP in determining selection of monitoring sites (discussed on page 34 of the Draft Scope of Work). It is possible that additional monitoring locations will be necessary to identify the most accurate level of attenuation required.
- The Scope of Work should specify that any identified noise attenuation greater than 35 dBA will be coordinated with DEP to ensure the necessity and feasibility of attenuation requirements.

Infrastructure:

- The Draft Environmental Impact Statement must disclose the proposed project's potential to impact the sewer system and identify any necessary measures to address potential impacts (i.e. - improvements to existing infrastructure, programmed incorporation of measures to control or limit flow through zoning devices). The Scope of Work should specify what analyses will be performed and how those analyses will fully disclose the potential for infrastructure impacts. Any technical analyses should be coordinated with DEP.
- If an amendment to the Drainage Plan will be necessary to accommodate the anticipated growth, DEP should be contacted to coordinate.

Please include DEP tracking number 08DEPTECH149Q on all future correspondence and submittals related to this project. If you have any questions, please contact Gosia Pawluszko at (718) 595-6450.

Sincerely,



Terrell Estes
Director, Office of City Project Review

cc: J. Wuthenow, D. Cole, C. Chung, M. Farag, D. Ramia, G. Pawluszko



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

November 19, 2007

Jessica Neilan
Department of City Planning
22 Reade Street
New York, NY 10007

Re: CEQR
Dutch Kills Rezoning
Queens County
07PR05717

DEPT OF CITY PLANNING
RECEIVED
2007 NOV 23 PM 4:48
ENVIRONMENTAL REVIEW DIV.

Dear Ms. Neilan:

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for the proposed Dutch Kills Rezoning in Queens County. Since it appears likely that New York State funds may be used for one or more developments due to the rezoning we have reviewed the Draft Scope of Work in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09. In cases where a state agency is involved in an undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP and if any federal agency is involved then that agency should initiate consultation with our office in our role as the State Historic Preservation Office under Section 106 of the National Historic Preservation Act of 1966.

Based upon our review, we offer the following comments to assist in the development an Environmental Impact Statement (EIS):

1. Michael Schifferli of our Archeology Unit requests a Phase IA Survey per the attached Archeology Comments.
2. Virginia Bartos of our National Register Unit notes that 36-12 35th Avenue, the Paramount Studios Complex is listed on the National Register of Historic Places. This historic property appears to be either within the proposed project or directly adjacent to it.
3. Our office requests to be consulted as the Historic Resources chapter is developed. Both Architectural and Archeological resources should be submitted for our review and determination regarding architectural or archeological sensitivity.

Thank you for the opportunity to comment on this project. If you have any questions, I can be reached at (518) 237-8643, ext. 3282. Please refer to the SHPO Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming
Historic Preservation Specialist – Technical Unit
e-mail: Beth.cumming@oprhp.state.ny.us

enc: Archeology comments

ARCHEOLOGY COMMENTS

07PR05717

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1A archeological survey is warranted. SHPO is aware that portions of the project have been subjected to substantial ground disturbance in the past. However, recent experience in similar areas throughout the state, has revealed that substantial and significant archeological deposits remain intact between the disturbed areas, often below existing street surfaces and structures. To better assess the level of ground disturbance at this property a detailed **Phase 1A Survey** is required at this time.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area, which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land.

If you have any questions concerning archeology, please call Doug Mackey at (518) 237-8643 ext. 3291.



**New York City
Department of Transportation**

Janette Sadik-Khan, Commissioner

Traffic Planning
40 Worth Street, Room 928
New York, New York 10013
Tel: 212-676-1680 Fax: 212-442-7912

Web: www.nyc.gov/dot

Nadia
C: Lynn

To: Robert Dobruskin, Director
Environmental Assessment and Review Division
NYC Department of City Planning

From: Naim Rasheed, Director *Rasheed*

Re: Dutch Kills Rezoning and Related Actions
Draft Scope of Work
CEQR No.: 08-DCP-021Q

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2007 DEC -4 PM 4: 59
ENVIRONMENTAL REVIEW DIV.

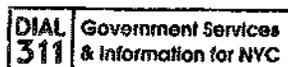
Date: November 28, 2007

We have completed our review of the Draft Scope of Work (SOW) for the above referenced project and have the following comments:

1. Please have the consultant provide a figure which indicates the location of the projected development sites.
2. The Technical Memorandum identifies an incremental net change of 1,716 residential units, however, the EAS and other sections of the SOW identify 1,555 units, please clarify this discrepancy.
3. Please have the consultant provide justification of the exclusion of a weekend Midday analysis for the 131,698 gsf of local retail.
4. Please provide a figure indicating pedestrian analyses locations.
5. As recommended in the CEQR Technical Manual, please have the consultant reduce the linked trip credit from 40% to 25% for the local retail.

If there are any questions I can be reached at (212) 676-1680, or you may contact Marjorie Bryant at (212) 442-7913.

c: D/C M. Primeggia, B/C M. McCarthy, R. Kulikowski (OEC), S. Ahmed,
M. Bryant, File
e:/docs/Bryant/Dutch Kills Rezoning



Sandra N. Kim
 39-24 Crest St
 L.I.C. NY 11101

November 20, 2007

Mr. Robert Dobruskin, Director
 22 Reske Street
 New York, New York 10007-1216

DEPT OF CITY PLANNING
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 2007 NOV 26 PM 4:41
 ENVIRONMENTAL REVIEW DIV.

Dear Mr. Dobruskin:

Please, please have the zoning changed as soon as possible. It is tearing families apart. Husbands and wives are at odds with one another over these issues of hotels and how right building that has spiraled out of control. There are 9 going up here on Dutch Kills and 6 other lots that have been cleared. We know that these lands will be cleared for hotels. It is too much!! How can families live with these hotels and the coming and going of transient guests!!

Another thing is how can all of these developers can just come in and double a count in front of us and not even explain how all these changes will benefit the neighborhood. They're going to get rich and we're getting squeezed out!

Sincerely,
 Sandra D. Khan
 Sandra D. Khan

COMMUNITY OF GREEN

SECTION 50 611-111

MID 4.21.06

Sophia Pity
625-1639 Ave apt 2
Long Island City NY 11107

November 23, 2007

Mr Robert Sabruskin
Office of City Planning
122 Reade Street
New York New York 10007

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2007 NOV 26 PM 4:41
ENVIRONMENTAL REVIEW DIV.

I attended last Monday night's Meeting at the Evangel School. I support my neighbors in that we need down zoning NOW! We are all so upset as to how these developers have been allowed to come in and rape & pillage us. The "as of right" argument is absolutely ridiculous! After all, my report punch you in the nose and where your nose begins.

How could City Planning have allowed Sueha Cheng's This makes no sense! Hotels in the middle of houses? Why?

It's out of control! It has to stop!
NOW!

My family has lived here since 1949!
Why do we have to uproot ourselves
and re locate because developers
want to build. How absurd!

Please examine all of these applications
carefully. Come out look at all of these
proposed rights (sites) and I think
before you let them build. Just
because you can doesn't mean you
should.

JAN 25 10 10 AM '08

Sincerely
Sophie Polite

Michelle Koutsoubelis
39-22 Crescent St.
Long Island City, NY 11101

November 20, 2007

Mr. Robert Dobruskin
Office of City Planning
22 Reade Street
New York, NY 10007

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2007 NOV 26 PM 4:41
ENVIRONMENTAL REVIEW DIV.

Dear Mr. Dobruskin:

I attending the Scoping meeting on NOV. 19, 2007.
I have lived here my entire life (that's over 40 yrs.)
and I have to say what nonsense the whole
process sounds like. I understand that you have
to have this study, but, why such a delay? Why
all of these hotels in the middle of residential
blocks? Stop these huge buildings in the
middle of the residential blocks now. My family
has been here since 1954 (in this area) So
why do we have to all of this development
when the local residents do not want

this?

Why don't you declare a moratorium already?

This has the makings of a very bad movie.

And it doesn't look like it's going to end

well for us. Please have this zoning

changed as soon as possible!

Very truly yours,

Michelle Koutsoubelis

Michelle Koutsoubelis

Joseph Dente
25-16 39th Ave
Long Island City, NY 11101
APT 3

November 24, 2007

Office of City Planning
Mr Robert Dobruskin
22 Reade Street
New York, NY 10007-1216

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2007 NOV 26 PM 4:41
ENVIRONMENTAL REVIEW DIV.

This entire zoning quagmire has got to end. Please, we're all in a State of distress over the "as of right" attitude of the developers. I am about to retire and how can I survive this assault on my neighborhood and home. Why is this happening now? How do we have all of these hotels going up all at the same time? It seems to me that the middle class is being squeezed out by over confident, over zealous developers.

Please get this study done at
lightening speed and down zone
soon thereafter! Please! our
future depends on it!

Very truly yours,
Joseph. Dente

SECRET

CONFIDENTIAL

NO FORN DISSEM

Ana Mae Fitzsimmons
27-08 39th Ave Apt 4B
L.I.C. NY 11101

Nov. 21, 2007

Robert Dobruskin
22 Beade Street
New York, NY 10007

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2007 NOV 26 PM 4:41
ENVIRONMENTAL REVIEW DIV.

Dear Mr. Dobruskin:

Please eliminate of the immediate need of the EIS lead block. We need to have down zoning of this neighborhood now. I have lived here for 80 years. I have lived through many changes I do not like the fact that there are hotels being erected in my neighborhood.

Please, put a stop to this now!

Sincerely,
Ana Mae Fitzsimmons
Ana Mae Fitzsimmons

STEPHEN MORROW
27-03 38 AVE
LIC JNY1101
218 2863371

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2007 NOV 26 PM 4:41

ENVIRONMENTAL REVIEW DIV.

Dear MR. DOBROWSKI -

Thank you ~~for coming~~ ^{to} DUTCH KILLS TO LISTEN TO OUR view of The 'Zoning Dilemma' By "we" I MEAN THE RESIDENTS OF DUTCH KILLS

AS YOU HEARD THE MAJORITY OF THE RESIDENTS HERE ARE SOLIDLY BEHIND THE PROPOSED NEW ZONING. I MYSELF, LIVING AT 27-03 38 AVE LIC 1101

WOULD PREFER A DIFFERENT ZONING FOR MY PROPERTY BUT I KNOW THAT WE EACH CAN'T HAVE WHAT WE CHOOSE.

I AM ON RECORD FROM SPEAKING AT THE MEETING ON NOV 19TH, AND YOU ARE FAMILIAR BY NOW WITH ALL THE NEIGHBORHOOD CONCERNS. I WOULD JUST LIKE TO ASK AGAIN FOR YOU TO FIND A WAY TO PUT THE NEW ZONING IN PLACE TO PRESERVE + ENHANCE WHAT HAS BEEN ONE OF THE FINEST RESIDENTIAL NEIGHBORHOODS IN OUR CITY.

WITH GREATER PRIVATELY OWNED HOMES THIS NEIGHBORHOOD WILL ONE DAY SOON REGAIN ITS POSITION AS A BUSTLING RESIDENTIAL NEIGHBORHOOD WHICH WILL HELP OF CITY ATTRACT + RETAIN THE TYPE OF CITIZENS WITH MAY N.Y.C. STRENGTH + PROSPEROUS.

Thank You
Stephen Morrow

Queensbridge Associates LLC
40-33 23rd Street, Long Island City NY 11101
Tel: 718-482-0202 Fax: 718-482-0216

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VIA CERTIFIED MAIL

November 21, 2007

Mr. Robert Dobruskin
Director
Department of City Planning
22 Reade Street
New York, NY 10007

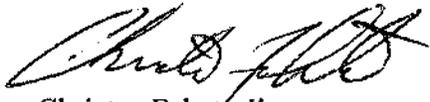
Dear Mr. Dobruskin:

In my review of the proposed Dutch Kills rezoning I would like to make the following recommendation.

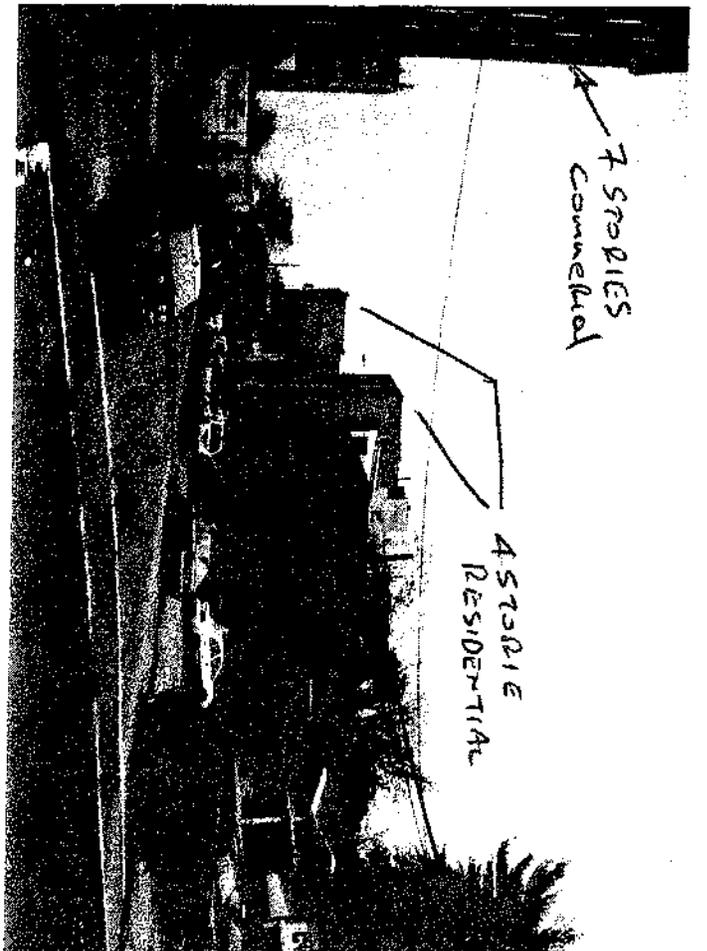
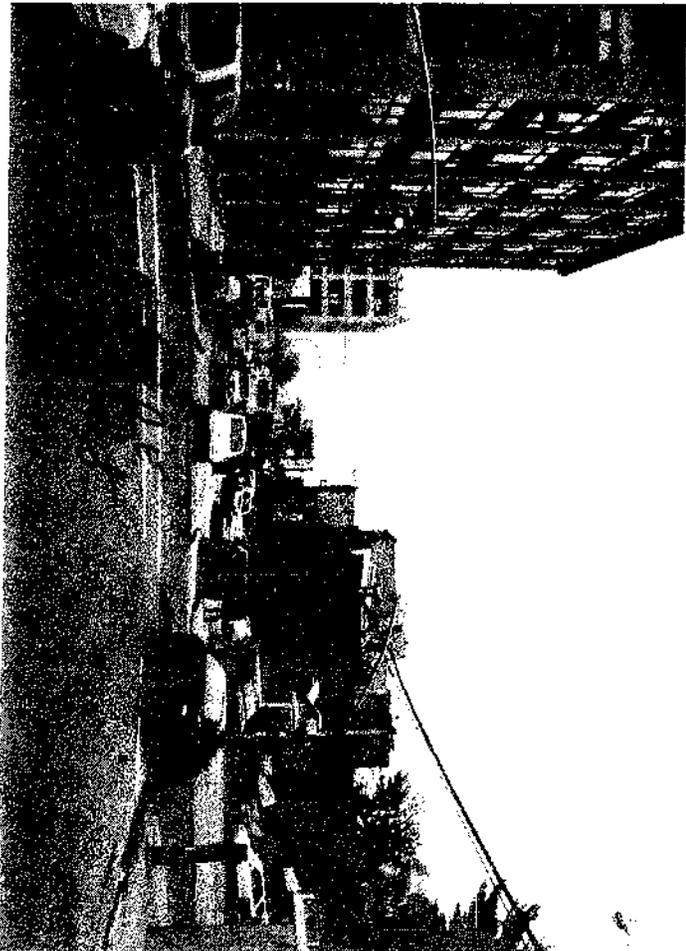
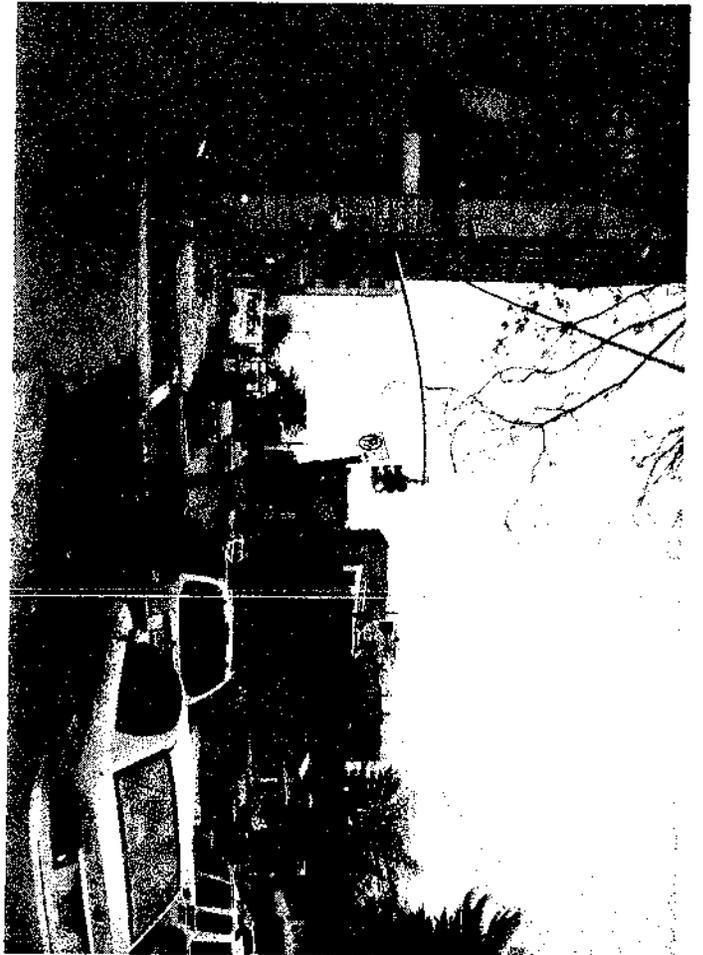
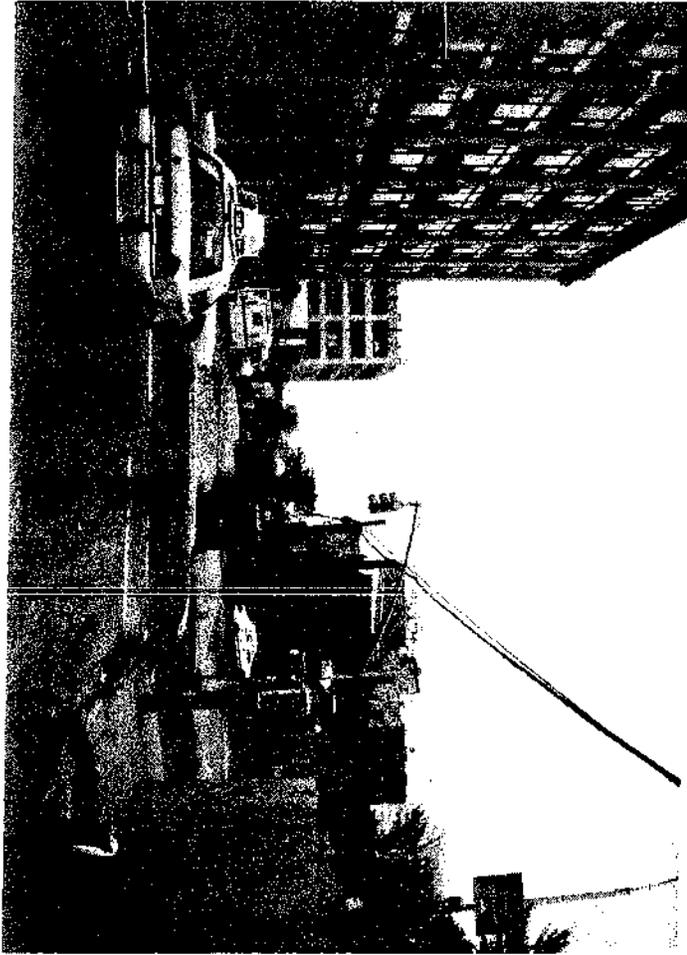
Twenty Third Street (23rd Street) is a wide street that currently has four (4) stories residential buildings and seven (7) stories commercial building. (See attached pictures and map).

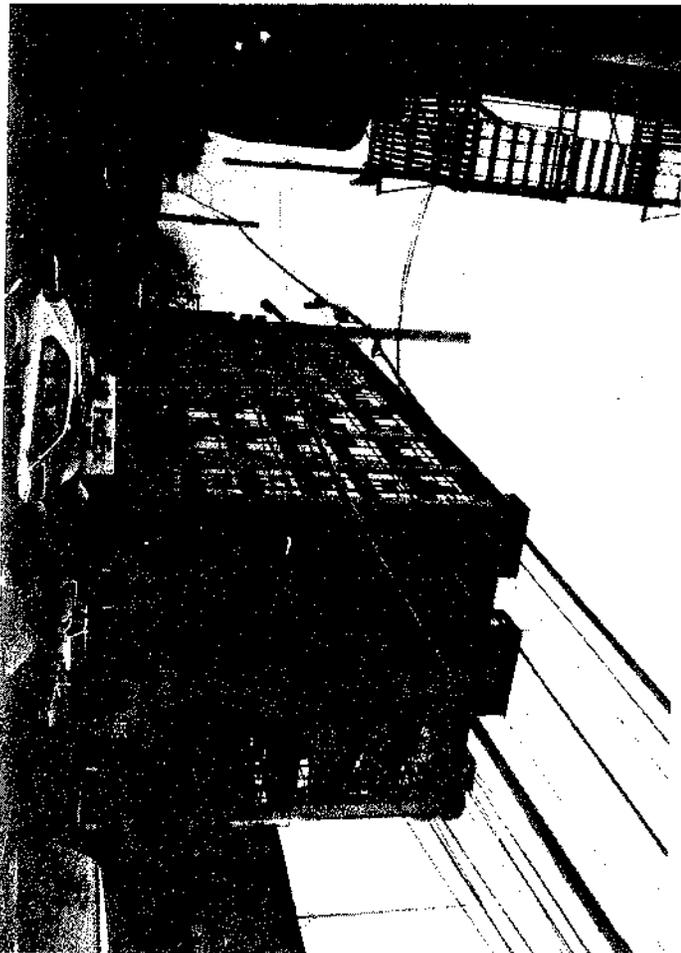
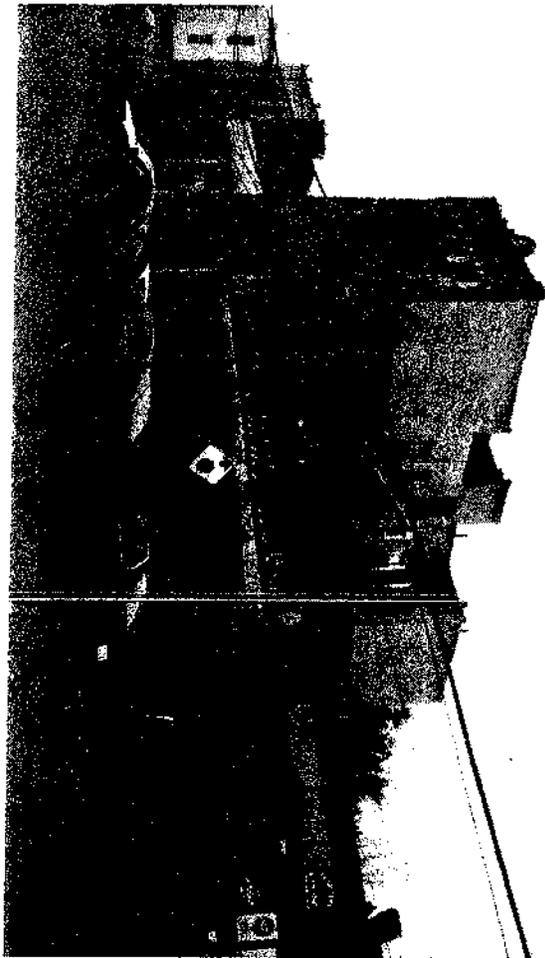
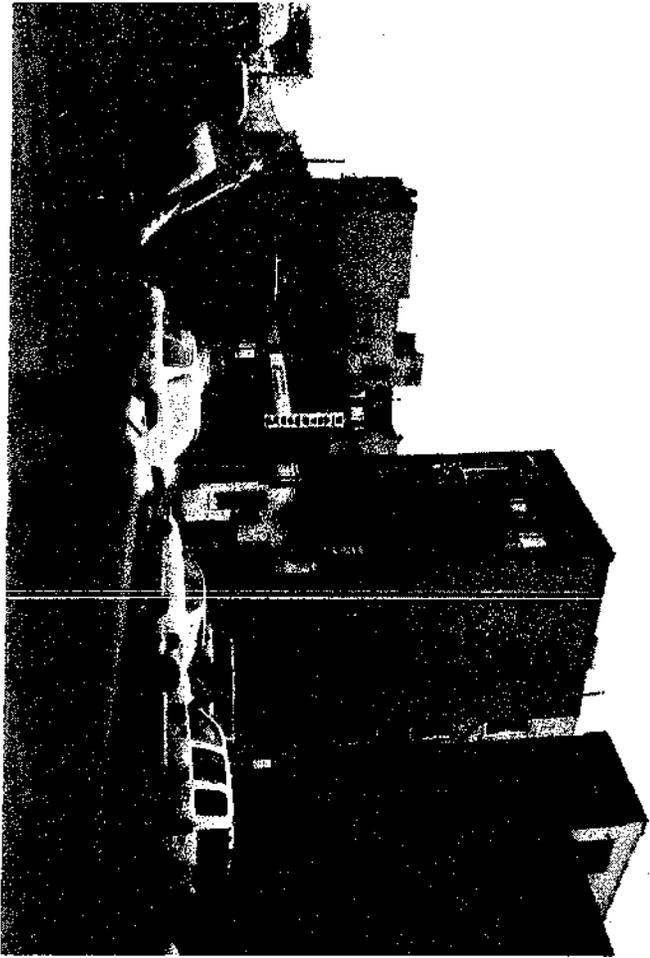
It seems proper to rezone 23rd Street as M1-2/R6A similar to other wide streets on the proposed rezoning.

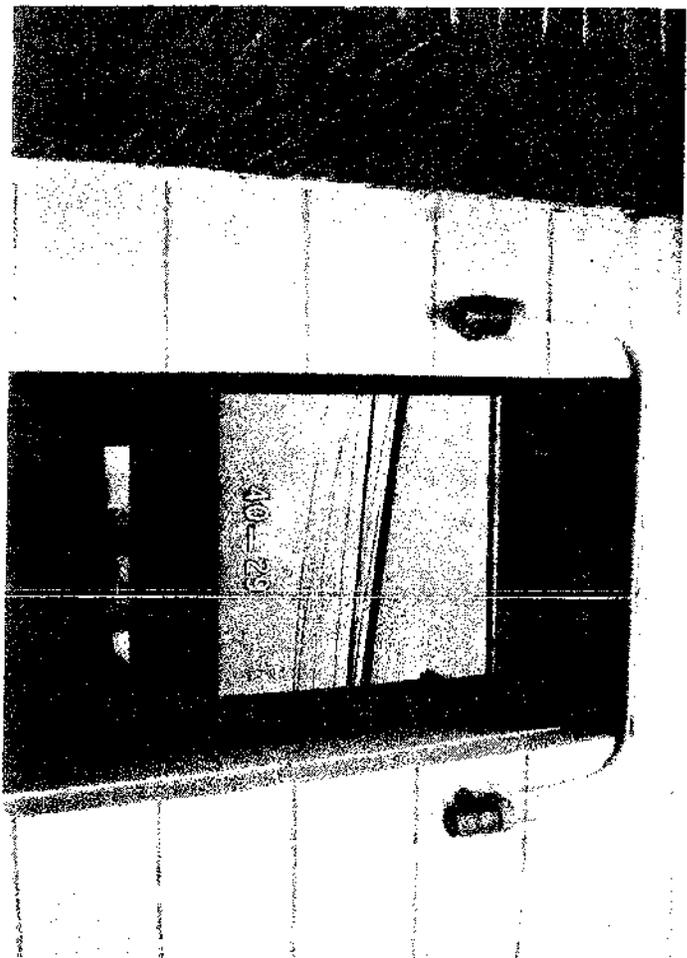
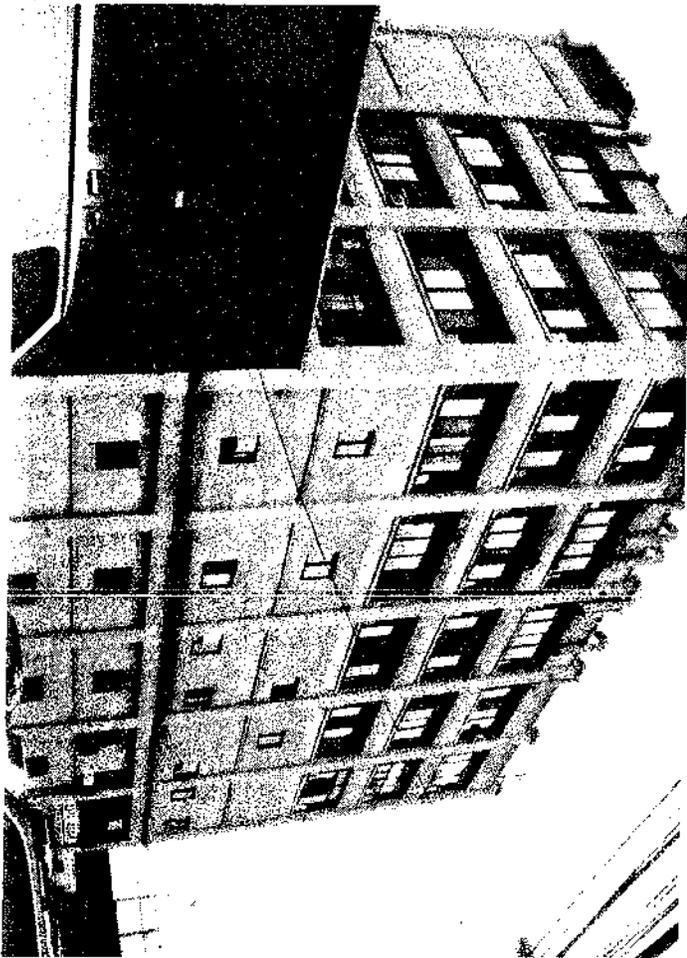
Thank you,



Christos Fakatselis
President
Queensbridge Associates LLC
Email: CF@Positivee.com







13TH ST

39TH AV

22ND ST

25RD ST

32ND AV

30TH AV

M-1-2

M-1-2

M-1-2/R5B

M-1-2/R5B

M-1-2/R5B

M-1-2/R5B

M-1-2/R6A

M-1-3/R7X

CRESCENT ST

QUEENS PLZ SOUTH

QUEENS PLAZA NORTH

CRESCENT ST

37TH ST

38TH ST

38TH ST

39TH ST

40TH ST

41ST ST

NORTHERY BLVD

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Sunnyside Yards



Proposed Zoning Districts
0.06 0.1
Final Oct. 07

M-1-2/R5B (1.65 FAR)
Max Bldg Height= 33'
3 stories

M-1-2/R5D (2 FAR)
Max Bldg Height= 40'
3-4 stories

M-1-2/R6A (3 FAR)
Max Bldg Height= 70'
5-7 stories

M-1-3/R7X (5.0 FAR incl. ratios, 3.75 Base FAR)
Max Bldg Height= 125'
8-12 stories



M-1-2/R5B

MEGAN DEES FRIEDMAN
THE FIREHOUSE
38-06 28TH STREET
LONG ISLAND CITY, NY 11101
718.786.6609
MEGANSERMONETA@CEOEXPRESS.COM

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2007 NOV 27 PM 4: 03

ENVIRONMENTAL REVIEW DIV.



November 23, 2007

Adam Lynn, Project Manager
Department of City Planning
Environmental Assessment and Review Division
22 Reade St., 4-E
New York, NY 10007-1216

Dear Mr. Lynn,

No one expects to find aspects of small town America 2 subway stops from Manhattan, but that is what Dutch Kills really is. Our streets are peaceful and tree-lined, our neighbors, helpful and friendly and children still play on the sidewalks, but we are only 2 stops on the "N" Train from Bloomingdale's. One wonderful quality of our residential Dutch Kills is the light. In spring and summer, it makes one think of the South of France. Our wonderful Congresswoman Carolyn Maloney once exclaimed on how amazed she was by the glorious Dutch Kills light.

Our lovely community is now in grave peril of being destroyed. Dutch Kills has been damaged by the irresponsible action of the City Planning Department. The department announced proposed zoning changes for our area without having arranged for the prompt completion of an Environmental Impact Study as a result of which adoption of the announced changes has been delayed for a protracted period, over a year. The result was to invite developers who would be restricted by the proposed zoning changes to act quickly during the window period provided by this excessive delay. A wave of applications for purported hotel construction has ensued and it now seems that 14 high rise so-called hotels will be built, most of them in the midst of quiet tree-lined streets of 1-3 story private houses. We would like you to look into this for us and support the resolution I have prepared to rectify the problem.

- For years, home owners in Dutch Kills have been begging for zoning changes that would protect the status of the residential core of Dutch Kills. Year after year, City Planning continued to hold Dutch Kills as a place for manufacturing well after manufacturing had given up here. And for too long it's continued as a mixed zone with Commercial real estate interests dominating. Finally after two decades, City Planning came up with a Plan

for re-zoning of Dutch Kills that would eventually control high rise development in the middle of our quiet low-rise residential blocks.

- What were City Planning's real intentions? This City Planning Plan for Dutch Kills was so poorly designed, so much delayed and so dismally implemented that in the end it will result in the destruction of our neighborhood. What a pyrrhic victory!

From the time City Planning announced a new plan to re-zone Dutch Kills until today, the City has given 9 permits for high-rise hotels to be built "As-of-Right" in the middle of blocks of small houses. As well there 10 more very large building sites where permits have yet to be issued that may well be hotel projects. Some of these hotels are on small lots, 25' across, but will have 10 stories looming over their neighbors. **THAT'S SOME PLANNING!**

THE BLOOMBERG ADMINISTRATION IS PRO DEVELOPMENT, BUT

- shouldn't Development improve, NOT destroy the community?
- shouldn't Development bring employment to New Yorkers? Not bring employment to crews of foreign workers bused in to these work sites.
- Dutch Kills residents would welcome quality, meaningful Development. After all, we have no place to buy books, greeting cards or even pick up household goods. We would all welcome the development of Queens Plaza as a center for large retail establishments. Instead of permitting high rise towers to invade quiet residential blocks, how about cleaning up Queens Plaza, a nexus of 7 trains, with world class urban design that would include parking for commuters and shoppers and would invite hotels, wonderful retail establishments, restaurants and a movie theatre into an area where it makes sense? Such Development would do more than bring temporary construction jobs to the City, it would also be a source of long term employment in retail and restaurant establishments.

IF YOU BREAK IT, YOU FIX IT.

The Bloomberg Administration has tackled a lot of civic problems successfully, but City Planning has mismanaged this so badly that instead of protecting the residential core of Dutch Kills, they've devised the plan for its destruction. The delay in re-zoning has allowed for over 700 proposed hotel units to be approved that will strain our already over-burdened sewer, water, electricity and firefighting capacity. We call attention to recent electrical outages and the loss of the engine company from our local firehouse.

- We, Home Owners and other residents of Dutch Kills, are here today to ask City Planning to step up and take responsibility for the mess they've concocted so that we can finally work together to fix it.
- It's cynical to insist that we all patiently allow the process (the Environmental Study) to take its course as we watch one new high-rise after another being permitted, one new cabaret license being approved, one new strip bar being OKed; after all the EIS might take 18-24 months. That is just not acceptable.

IF THE ACTUAL INTENTION OF CITY PLANNING FOR DUTCH KILLS WAS TO TURN IT INTO A CUT RATE TIMES SQUARE, THEN THEY COULDN'T HAVE PLANNED IT BETTER.

Oh, that's right, Times Square was cleaned up for families...no more porno stores and strip clubs. But Dutch Kills is a family neighborhood and we object to the City's using our neighborhood as a dump for all sorts of undesirable commercial activities and for buildings monstrously out of scale to the surrounding houses.

Dutch Kills Home Owners and other residents strongly believe that The City must find a way to stop the destruction of this very ethnically diverse middle-class community in this strategic location so close to Manhattan.

OUR QUESTION:

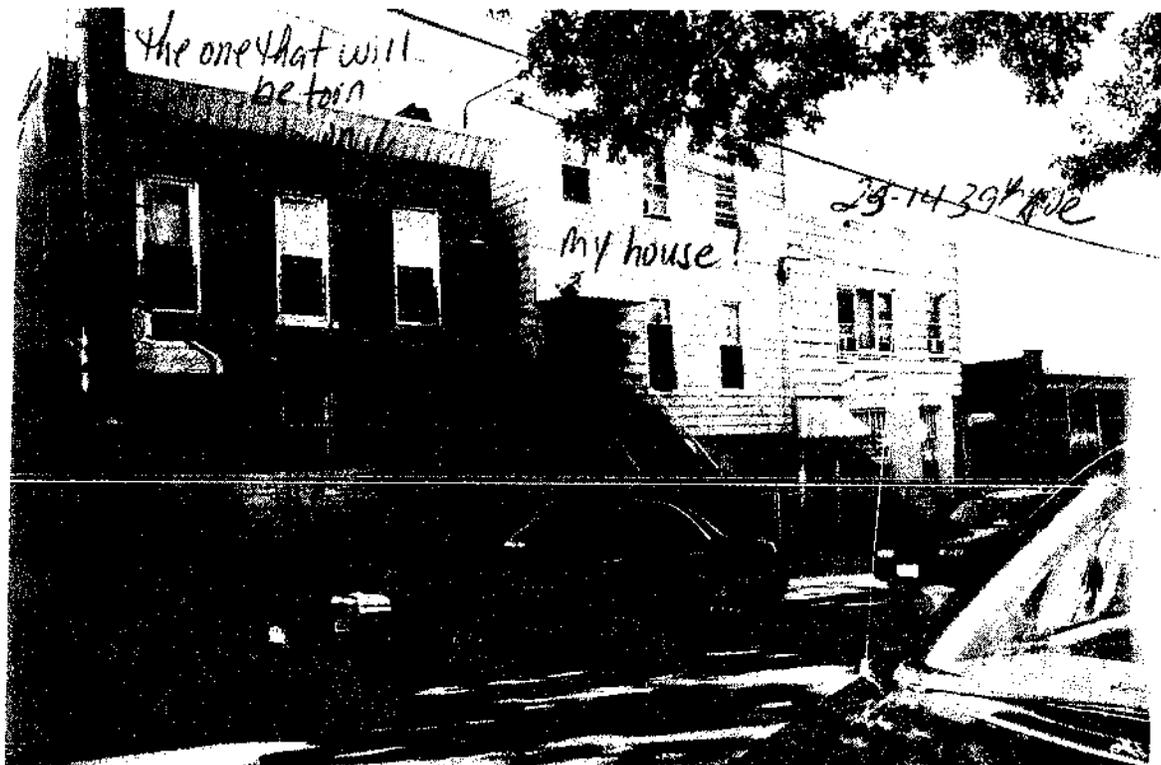
Is it OK with the Bloomberg administration and City Planning for NYC to continue to chase the middle-class out of the City to the Suburbs leaving New York to become a place of the very rich in the center and the very poor on the outskirts?

We don't think that is such a great plan.

We want the City to re-think the process; find a solution that will halt further destruction of the Character and Quality of Life of our neighborhood by these "As-of-Right" high rise developments.

Admitting mistakes politically is difficult and very rare, but doing so would be seen as honorable and brave. We urge the Bloomberg Administration to do so and to consider remedies such as the one we have proposed in The Dutch Kills Zoning Resolution or to come up quickly with a solution of their own that will stop the hemorrhaging of our community.

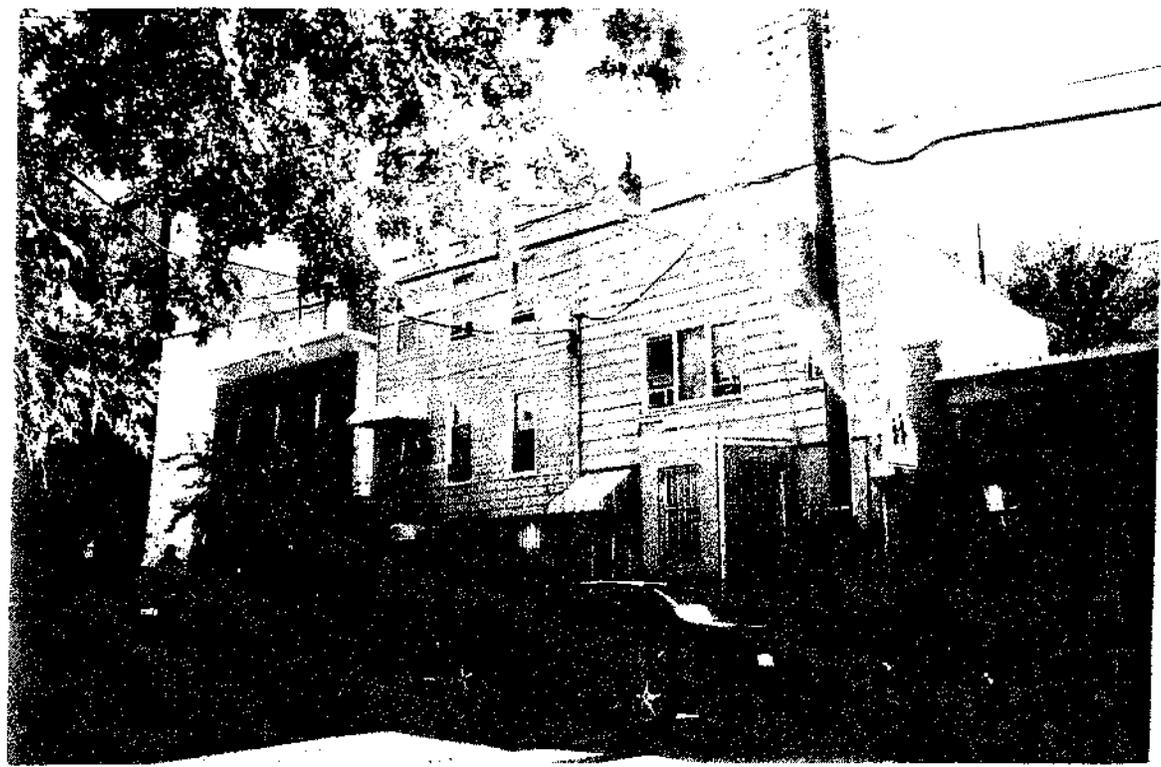
Sincerely,



25-18-39th Ave

25-16 39th Ave

25-14 39th Ave





25-11 39th Ave | 2 Pictures together + this is the view (across the street from me)
2517 39th Ave ↗



Page -1

The NYC Dept. of City Planning Community Meeting 11-19-07 at 5 PM
Meeting at Evangel Meeting Hall- 39 21- Crescent Street- LIC, NY 11101

In 1961, the NYC Zoning changed Dutch Kills to Commercial Status & devastated the Residential Community of Dutch Kills as well as other parts of NYC.

This Commercial Zoning Status, made all Residential Home Buildings, Non Conforming Structures.

If a residential home Burned down, the people who lived in that Home were Now Homeless, because it was illegal to rebuild their Home, in this New Commercial Zone.

That Immoral Act by NYC government, never considered the Good & Welfare of the Loyal Citizens of NYC & of their Right to Life, Liberty & their Pursuit of Happiness!

In 1989, the residents of Dutch Kills petitioned NYC to allow the Residents to Rebuild their Homes if they Burned & not make them Homeless.

In 1989 the NYC Zoning Status was changed for Dutch Kills & NYC, to make their Home's Legal Conforming Structures again, in a now Commercial/Residential M-1D Zone.

In 2007, NYC has changed The Zoning Regulations again, to allow Dutch Kills Community to be Devastated again, by allowing High Rise Hotels to be built, without Dutch Kills Community input or approval.

And with that Impact of Hotel Construction, the Dutch Kills residents were subjected to the most Stringent Rules & Regulations if they wanted to Rebuild or Develop their Homes & Property.

Our Mayor, The Honorable Michael Bloomberg should be informed about the horrendous burden the Dutch Kills Residents have been subjected to by the destructive Impact on their Lifestyle, Community Services, Parking & the right to Develop their Own Tax Paying Property & Homes.

Page- 2

The City Council should be asked to review these regressive measures & ask Mayor Michael Bloomberg to use his Executive prerogative, to give back to the Residents of Dutch Kills, their Right to Life, Liberty & their Pursuit of Happiness to Develop their Homes & Property.

We should not be encumbered by the proliferation of High Rise Hotel's in a Residential neighborhood, without some kind consideration about the Impact it will have, on the Good People of the Dutch Kills Community.

Compassion & Understanding will allow Harmony to Flourish for all.

Thank You.

Roger Laghezza – 11-19-07

MEMORANDUM

DEPT OF CITY PLANNING
RECEIVED

2007 NOV 27 PM 4: 03

ENVIRONMENTAL REVIEW DIV.

To: Robert Dobruskin, City Planning
From: Rosanna Polito, Dutch Kills Resident
Re: Dutch Kills Re-Zoning
CEQR No. 08DCP021Q

Date: November 26, 2007

I have been reflecting on Monday night's meeting held at the Evangel School. There were so many emotional pleas from the Dutch Kills residents trying to salvage what's left of the neighborhood. These were people that for the most part I know my entire life. Others were neighborhood people I'd exchange a "hello" and "how are you doing." One thing that I found lacking was the fact only one developer spoke, (whom I really could not understand). Mr. Plotkin, the attorney also had empty rhetoric to spew because that is what he is being paid to say. Why in heaven's name didn't more of the developers speak? I can't believe that they let a golden opportunity pass them by to tell us how wonderful these hotels will be in the middle of our blocks. (Guaranteed they would not stand for that in Douglaston Manor or Manhasset or other affluent areas with multimillion dollar homes) So it has to come to this. They are building and building with no talk of how the community will benefit. How much of their profits will be funneled back into the community? We are very interested in hearing this information.

My family has lived in Dutch Kills since 1951. I am the fourth generation living in my family home that is located around the corner at 25-16 39th Avenue. I teach the 5th grade in Woodside, New York. After 16 years downtown working as a litigation paralegal, I decided I wanted to stay closer to home and give back to my community. Our neighborhood is under siege and has been for the past several months by overzealous developers. I want to reiterate the concerns that the rampant demolition and high rise building that is rapidly destroying the character of our neighborhood and

the quality of our lives. I do not wish to uproot myself and build another life because of all this development.

"Transient hotels" are slated to be erected in the middle of residential blocks such as 27th Street, 28th Street and my block, 39th Avenue. The feel and live ability of our community is being compromised. One - two family homes are being torn down and are being replaced by out-of character transient hotels that will be nothing more than eyesores in the middle of one-two family homes. We are being completely taken advantage of with no regard as to how we, Dutch Kills residents, feel about having all of these huge structures on our blocks. We are thrilled to be here tonight so that you can here our pleas and intercede on our behalf. Tonight begins a new phase in this zoning quagmire. We hope that your analysis will reveal the flaws in the overdevelopment of Dutch Kills and that you recognize that the existing infrastructure will not be able to sustain the vast influx of people so that you can issue an immediate stop of these Towers of Babel.

Our homes are nearly 100 years old. My home was built in 1920, according to the tax records, the homes that are adjacent to me and across from me were built in either 1910 or 1920. The records also say that the neighborhood is deemed "residential." These homes are mostly wood frame. Although I am not an engineer, I can't imagine how my house can withstand being next to a demolition site. The house next door to me (25-18 39th Avenue) is vacant and it will be a matter of time before it torn down. This will begin my nightmare of living with demotion, rodent infestation, property damage and God knows what else will be in store for us on 39th Avenue. I am enclosing a picture of my house and the other ones on my block. Look how ridiculous it would be to put a hotel next to my house.

I do not have a background in city planning, but common sense can tell you that when you replace a one family home with 4-5 residents and replace it with 40 or so guests in a hotel, it will put a grave strain on our services such as electric, water, sewage, fire safety and hospitals. I did not include schools because I don't know of any hotel guests that send their children to school. You need to come and look at our neighborhood in the light of day, but take a cab, parking is horrendous.

The devastation of this zoning has already claimed victims. On October 1st, the Lee family that lived at 25-18 39th Avenue was asked to leave. Despite having a lease until June of '08, their landlord, gave them notice to get out of the house so that they can finalize and file their plans to demolish the house and file permits to build and add to their 39th Avenue property. On November 6th, the Lees moved out with their three children. Last Wednesday, while I was handing out fliers for this meeting, I met up with another neighbor, Mr. Parker who lives at 27-01 39th Avenue and said that he and his family were given until December 15th to leave. The owner sold the house and it will be torn down and a hotel will be put in its place. The other tenant in this house, already moved out last week. This new hotel will take up half of 39th Avenue between 27th and 28th Street on a block with four one and two family homes. It is very sad. If you take a walk along the neighborhood, you can tell the homes that are empty and waiting to be torn down. It is such an uneasy quiet feeling.

There are a total of 9 properties that going to be "hotels". There are 4 properties that are demolished lots which are boarded up within a 6 square block radius. Although there is no information as to what will be built there, we can only guess that they'll be transient hotels with no parking facilities. There are additional new sites – 6 that we know of, that will also be transient hotels with no parking. There are also rumors as to which families will be selling their properties after living in this community for decades.

The "as of right" clause recognized by City Planning, Zoning and the Buildings Department should not strip us of our rights to have a say in the height, bulk and density of the structures planned in our community. The letter of the law is reflecting neither the spirit of the law nor the wishes of the Dutch Kills residents. There seems to be no respect and no regard by these developers as to what Dutch Kills residents really want. One developer, came to the Dutch Kills meeting on November 8th and when asked to speak, refused to do so. What is most hurtful, is the smug attitude of these developers. They keep dangling a carrot in front of our noses and expect us to reach for it and be gone. It is not that simple when you have lived in a place your entire life why should we uproot ourselves and leave our town because hotels are being built?

Again, we want to know what will be so wonderful and great about these hotels. The developers' pockets will be lined with lots of money from the income it will generate on a monthly basis. That is what is great. How will this income be funneled back to the Dutch Kills community? This steady pace of out-of character construction development here in Dutch Kills heightens our sense of urgency because the very fabric the traditional 2-3 family homes is quickly eroding, changing the complexion of our neighborhood forever.

We urge that the zoning change be instituted as soon as possible. City planning, this is on you to fix this mess. I don't know how you could have been told that it is the Dutch Kills residents that wanted this bizarre arrangement. My neighbors and I do not want this and it needs your undivided attention. This study needs to be done at warp speed.

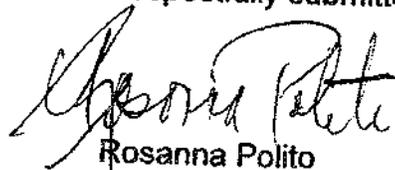
Ms. Amanda Burden wrote to me in her letter dated, November 12, 2007

I appreciate and share your concern regarding the recent trend in development in the Dutch Kills neighborhood. Please be assured that the rezoning of this neighborhood is a priority for the Department, and our study is moving expeditiously in order to address the pressing needs of the community and ensure that new buildings would more closely match the scale of the existing context.

I expect Ms. Burden to keep her word and I assume that it will also include her entire department.

Please be guided accordingly.

Respectfully submitted,



Rosanna Polito

**Written Comments for the Draft Environmental
Impact Statement**

OFFICE OF THE
CHAIRPERSON
APR 14 2008



COMPTROLLER OF THE CITY OF NEW YORK
1 CENTRE STREET
NEW YORK, NY 10007-2341
(212) 669-3500

17/616

WILLIAM C. THOMPSON, JR.
COMPTROLLER

April 10, 2008

Ms. Amanda Burden
Chair, City Planning Commission
Director, New York City Department of City Planning
22 Reade Street
New York, NY 10007-1216

Re: Re-zoning in the Dutch Kills Section of Queens

Dear Chair Burden:

Several Dutch Kills area residents contacted my office expressing concerns about the number of large developments currently under construction by developers who are taking advantage of the current zoning regulations that allows them to build on their land, as of right.

According to the concerned residents and as has been reported in the media, the Dutch Kills community is currently being flooded with new hotels and other large development projects that would be prohibited under the proposed re-zoning regulations. Developers are undoubtedly taking advantage of the time span for the completion of the Environmental Impact Statement (EIS) and residents are understandably concerned about the long-term implications for the community.

In light of this distressing situation, I urge the swift completion of the EIS by the Department of City Planning in order to minimize the effect of the current rush to saturate the neighborhood with large developments.

I thank you in advance for your attention to this matter.

Very truly yours,

William C. Thompson, Jr.

GOOD MORNING, Madame Chairperson, Amanda Burden and commissioners of the City Planning Commission.

My name is Narini Singh and I represent two lots in SUB AREA C or A5 of the Dutch Kills Rezoning Environmental Impact Study.

THREE GENERATIONS of my family call 32nd st HOME for thirty years. My family migrated to Astoria THIRTY years ago from Guyana, South America. In addition to owning our homes on 32nd street, we are owners of two businesses in the Dutch Kill community for more than 22 years.

I am here today along with the majority of homeowners of 32nd street to represent the area referred to as SUB AREA C or SUB Area A5 of the DUTCH kills Redevelopment Environmental Impact Study dated May 18, 2008. As long time residents of this community, we have anticipated the opportunity to revitalize our homes and improve our living conditions with this rezoning. As you can clearly see on the proposed zoning map, our street has been "CUT OUT" and slated to a m1-2/r5b zoning which restricts our ability to build only 33 feet in height versus our surrounding neighbors right to build 70 feet. Our neighbors will be leaving us in their SHADOWS, taking away our view of the skyline, the sunset, and the passing trains, which are characteristics we have all have enjoyed for generations.

According to the Zoning Resolution of the City of New York, the Residence Districts as we are designated are designed to promote and protect public health, safety, and general welfare. More specifically, **to promote the most desirable use of land; promote stability of residential development; protect the character of the district; conserve the value of land and buildings, and to protect the City's tax revenues.**

The EIS depicts SUB AREA C as the smallest of the sub areas and is "clad in both wood and vinyl siding". The EIS mentions the area has few natural features and the study makes a lot of references to characteristics of 36th AVE and not the obvious characteristics of 32nd street as pictured in our display, where in the middle of the block there is an unoccupied, old run down building

for well over 15 years, a small warehouse that distributes chicken and other products bring trucks to our street as early as 3am in the morning and taking up the parking spaces in front of our homes through out the day. The majority of this block is residential; however we are considered mix-use. In addition, there is a condemned building that was damaged as a result of the construction of a two story parking lot at the corner of 32nd street and 37th ave. THIS A PERFECT EXAMPLE OF WHAT WILL HAPPEN TO A MAJORITY of our HOMES ONCE OUR NEIGHBORS START ERECTING 70 FEET STRUCTURES IN OUR BACKYARDS. The EIS confirms this as there are maps that show our homes as proposed and potential sites for development. IT is obvious to all of us that we will have to rebuild as our homes as they will be destroyed along with its value which we and our parents have worked long and hard for. With a R5B zoning we will not be able to secure a loan to rebuild as our existing homes as its will not have enough equity to collateralize rebuilding a home of the same size.

WE are all here to appeal to you our city planning commissioners to propose an immediate amendment for SUB Area C which will include the proposal of the Community Board 1 recommendation and the Queens Borough president recommendation to a more comparable height as proposed surrounding neighbor's m1-2/r6A. Give us the homeowners the option and ability to rebuild our homes if needed and continue to live and prosper along with our neighbors. Don't take the light away from our block!

Thank you.

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 8/4/2008 5:36 PM
Subject: City of New York - Correspondence #1-1-417656879 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-417656879
DATE RECEIVED: 08/04/2008 17:32:41
DATE DUE: 08/18/2008 17:34:26
SOURCE: WEB
RELATED SR# OR CASE#: N/A
EMPLOYEE NAME OR ID#: N/A
DATE/TIME OF INCIDENT:
LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 08/04/2008 17:32:23
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: womanonthemove@yahoo.com (Gina Mardenborough Logan)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by
Gina Mardenborough Logan (womanonthemove@yahoo.com) on Monday, August 4, 2008 at 17:32:23

This form resides at

<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mrs.

First Name: Gina

Last Name: Mardenborough Logan

Street Address: 27-08 39 Ave 3c

Address Number: 3C

City: Long Island City

State: NY

Postal Code: 11101

Country: United States

Work Phone #: 7187067024

Email Address: womanonthemove@yahoo.com

Message: Gina Logan. 27-08 39th Avenue. Apt. 3-C. Long Island City, NY 11101 718-706-7024

August 4, 2008

Amanda M. Burden
Commissioner of City Planning
New York City Planning Commission
22 Reade Street
New York, NY 10007-1216

Dear Ms. Burden,

My name is Gina Logan. I rushed back with my son from Long Island City, Queens the day of the meeting about Dutch Kills, July 23rd. I had waited from 9AM until 2:30 PM to speak. I left then heart broken that I wasn't able to say what I wanted. I had to leave to receive my son from the Access-a-Ride that would be dropping him off at 3:30 in front of my building. Because this matter is so important to me I took a chance and rushed back with my son in hand and was quite surprised to find I could finally get the chance to speak.

First of all, thank you for being so gracious with me. I have to say though that I was a bit overwhelmed by the reception I received from you and all the other commissioners. Towards the end of my speech I was asked a question regarding the FAR that I preferred for commercial buildings in Dutch Kills. I think I said 5 stories high, but I did not intend to say 5 FAR. I want the record to show that what I preferred was 5 stories whatever FAR that is. What I would like to see is that the Quality of Life continue, not

changing this quiet community to one with clogged streets, polluted air and no sunlight.

I would also like that you expedite this matter before more permits are given. Just as important is that this Zoning process be completed AS SOON AS POSSIBLE so that NO MORE foundations can be poured. Right now I live on the third floor of an apartment building and I can feel the vibrations of machines driving piles into ground starting at 8AM. It's too similar to my earthquake experiences living in California. As you know the truth is these developers are working feverishly to try to beat the clock.

This community deserves the respect of the Commission to not delay this vote any longer. After all it's been in the works for 3 years, one of which was just a delay that allowed most of the hotels to get their permits. THAT'S ENOUGH! It's just not fair that we have to suffer the consequences of someone dropping the ball.

I beg you to vote on this before the end of this week and not wait until after all these foundations are poured in the next few weeks. The Future of our community is in your hands.

Respectfully,
Gina Mardenborough Logan

REMOTE_HOST: 72.225.184.39
HTTP_ADDR: 72.225.184.39
HTTP_USER_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.0.3705; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

32nd Street Block Association
Chris Lundgren, President
36-41 32nd Street
Astoria, NY 11106

OFFICE OF THE
CHAIRPERSON
AUG - 1 2008
18207

July 23, 2008

City Planning Commission
Amanda Burden, Chairperson
22 Reade Street
New York, NY 10007-1216

Re: Sub Area C of the proposed Dutch Kills Rezoning

Dear Madam Chair and Commissioners:

My name is Chris Lundgren, President of the 32nd street Block Association. I stood before you today, July 23, 2008 representing 28 out of 30 deed holders on a citizen's petition asking to be treated as equals. With the Community Board #1 recommendation to modify this proposal with a unanimous vote of 33 to 0 with 1 abstention for cause, to change from an M1-2/R5B to and M1-2/R6B. We presented our case to the Community Board and they got the picture. The Queens Borough President also agreed with the Community Board and recommended Sub Area C for a change from the M1-2/R5B to a zoning more comparable to a M1-2/R6A which will be surround us.

Under the existing proposal for our block:

- There will be no transition as you look at the map.
- There will be no balance between buildings.
- There will be no harmonious scale.
- We will be engulfed and left in the shadows of the surrounding structures.

Referencing the purpose and need of the EIS 1-29:

- We are within extreme close proximity to the 36th Avenue stop on the N train, 4 blocks from the G, V, and R, and ½ of a block from the Q101, and 1 block from the Q66 to Flushing.

- 32nd street between 36th and 37th Avenue is the same width as 32nd street all the way down to Northern Blvd where the zoning is proposed for M1-2/R6A and M1-2/R7X.

As stated in the purpose and need section of the EIS p. 1-29, there should be greater density on wide streets or near public transportation to accommodate future growth.

It is 2008, Dutch Kills missed the boat in 1961 and Sub Area C does not want to miss the boat now. We are undergoing a rezoning for many reasons but we have to get it right and protect the public's interest. This should not be a reflection of inequality as it is proposed. I always thought of my block as being one of a kind but as I look at the proposed map, I never thought it would be one of a kind surrounded by giants and laying in the shadows.

We are asking you to reject the zoning proposal as is. The way we can rectify this oversight is with the Community Boards recommendation and the Queens Borough President recommendation along with the input of 28 out of 30 home owners of Sub Area C. We have been staying the course during this public review process and with a little fine tuning from everyone involved we know we can all be winners.

We invite you and the commissioners to our block and thank you for your time. I can be reached at 646-996-6143.

Sincerely,

Chris Lundgren
President
32nd Street Block Association

July 16th, 2008

OFFICE OF THE
CHAIRPERSON

JUL 29 2008

18184

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

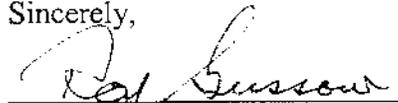
The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,


Signature

4040 24 ST.
Long Island City, N.Y. 11101

18165

OFFICE OF THE
CHAIRPERSON

JUL 25 2008

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

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Thank you.

Sincerely,

S. Marie E. Mackey, CST
Signature

39-37 28th Street
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 25 2008

18165

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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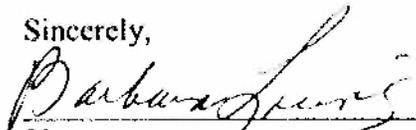
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Thank you.

Sincerely,


Signature

39-32 28th St
Long Island City, N.Y. 11101

OFFICE OF THE
CHAIRPERSON

JUN 25 2008

18165

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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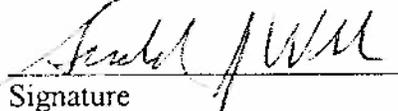
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Thank you.

Sincerely,


Signature

41-20 29th Street
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

07/16/08

18165

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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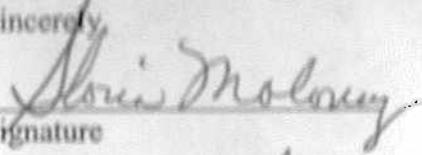
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Thank you.

Sincerely,


Signature

2703 38 Avenue
Long Island City, N.Y.

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,

Benita Goldstein, Vice President
Signature

38-27 28th St. C. Mirrors By Jordan
Long Island City, N.Y.

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,

Robert Hubbard
Signature

35-57 28 Street 11104
Long Island City, N.Y.



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIRWOMAN
EDUCATION COMMITTEE

COMMITTEES
Rites
Veterans
Ways and Means
Corporations, Authorities, and Commissions

CATHERINE NOLAN
37th Assembly District
Queens County

18104

July 22, 2008

Amanda Burden
Chair
City Planning Commission
22 Rcade Street
New York, New York 10007

RE: DUTCH KILLS RE-ZONING

Dear Ms. Burden:

As the legislative representative for parts of the Dutch Kills Community, I urge you to support the Re-zoning Proposal as presented by City Planning.

The re-zoning of Dutch Kills is vital for this community to grow and establish additional residential homes, which the City is in desperate need.

I would also request your support in eliminating any Slaughter House uses of any type, Hotels and Hazardous Material Operations as they have no place in a residential community.

Thank you.

Sincerely,

Catherine Nolan

cs:

P.S. This is a real crisis for me + is on my mind CONTINUALLY. The woman in the house next door recently died + I MUST go INTO DEBT TO SAVE my QUALITY OF LIFE ~~BY~~ BY BUYING A house I DO NOT need,
July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

OFFICE OF THE
CHAIRPERSON
JUL 23 2008
18160

I.Y. Snow

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

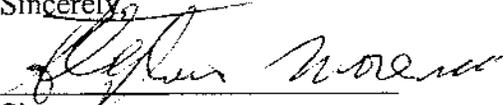
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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,

Signature
27-03 38 AVE
Long Island City, N.Y.

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 7/22/2008 11:49 PM
Subject: City of New York - Correspondence #1-1-414547773 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-414547773

DATE RECEIVED: 07/22/2008 23:47:07

DATE DUE: 08/05/2008 23:48:08

SOURCE: WEB

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 07/22/2008 23:46:10
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: dseny2@hotmail.com (dominic stiller)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by dominic stiller (dseny2@hotmail.com) on Tuesday, July 22, 2008 at 23:46:09

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: dominic

Last Name: stiller

Street Address: 30-01 39 ave

City: long island city

State: NY

Postal Code: 11101

Country: United States

Work Phone #: 718 554 6800

Email Address: dseny2@hotmail.com

Message: i am a homeowner in the dutch kills rezoning area. Although residential is a good idea, the proposal as it stands is TERRIBLE. My block is surrounded by R7, yet it is to be R5d?? I need a live work area with more floor area, i am not a hotel, make the area R6A with res FAR of 3. PLEASE. my lot is 75x23, and R5D and R6B (FAR of 2) is too restrictive. thank you.

REMOTE_HOST: 66.108.180.24
HTTP_ADDR: 66.108.180.24
HTTP_USER_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18148

Rosanna Polito
25-16 39th Avenue #2
Long Island City, NY 11101

July 20, 2008

Amanda Burden Chair
NYC Planning Commission
22 Reade Street
New York, NY 10007

**Re: Dutch Kills Re-zoning Proposal
CEQR 08DCP021Q
ULURP Nos. 080429ZMP & N080428ZRY**

Dear Ms. Burden:

As a fourth generation resident of Dutch Kills, I implore you to please pass the zoning resolution that is before you regarding Dutch Kills. As residents of Dutch Kills, we are requesting an increase in residential density. We have been waiting a long time for this zoning to finally be passed. As you may be aware, our lack of the ability of building homes "as of right" has stifled the growth of our community. We desperately want to salvage what is left of our neighborhood.

The zoning proposal as presented by the NYC Department of City Planning will be a new beginning for our community. John Young and Joy Chen of the Queens City Planning Offices worked tirelessly on this project. They came to so many of our civic association meetings and listened to our concerns and suggestions. They often took a lot of flack from us as well. They were always professional and patient. Please approve the City Planning's Proposal for our community.

Regarding the subject of the "Use Groups" in the text of the new zoning,
I respectfully request that the following be removed from this group:

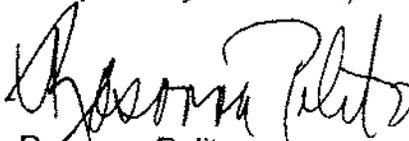
Slaughter houses of any kind;

Hotels – we have about 10-18 coming up here in Dutch Kills alone;

Hazardous material operations of any type.

I strongly believe we these haven't any place in a residential- mixed use community. In keeping with Mayor Bloomberg's 2030 Plan, these aforementioned entities would not be conducive to residential growth and/or use. Again, I implore you; please pass the zoning proposal of the NYC Planning Commission for the Dutch Kills Community.

Respectfully submitted,



Resanna Polito

Mary Cavallo
27-17 39th Avenue
Long Island City, NY 11101

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

July 20th 2008

Amanda M. Burden
Chair, City Planning Commission
Director, Department of City Planning
22 Reade Street
New York, NY 10007-1216

18147

Dear Ms. Burden,

I am a resident of Long Island City of 58 years. In the last few years, I have seen a lovely family oriented neighborhood transform from homes with beautiful gardens and vegetable plenty yards, into a neighborhood suffering from the devastating effects of urban commercialization. Towering cinderblock, cement, & stucco hotels, expanded commercial buildings, traffic catastrophes, and dangerous construction sites have surged to monumental numbers. due to the inability of the Dept. of City Planning to timely reform the zoning laws.

Growing up in a dual commercial & residential community no fingers were pointed to emphasize the differences between local business owners and local residents. My neighbors were both store and home owners. Shops were not considered monumental dinosaurs, nor homes, festering pests. We lived in harmony. There was a level of respect amongst our community between the residents and business owners that could primarily be attributed to the fact that most of the business owners lived in the community themselves.

Now residents are under siege. No longer are properties purchased to build respectable, community cooperative businesses. Wealthy partnerships and profit-seeking developers have been exploiting the still-existing loopholes in our building codes to build enormously large buildings out of place with the community. The sheer number of properties that have been demolished to potentially build hotels has been exponentially out of proportion when compared to the history of our community. Even more disturbing is the fact that, because these companies can continue to work under current law until the rezoning proposal is passed, these entities are rushing to complete these projects.

This rushing to lay in foundation has created a large amount of strife within the community. We can no longer walk to our homes without dodging cars from closed-off sidewalks, and dumpsters/dumpster trucks are repeatedly violating common traffic laws. Caravans of haulers line up daily to carry away tons of soil. We are hemorrhaging; cement for soil. This spoilage is our fate unless you stop the unsightly hotels, noxious chemical buildings, and animal carnage slaughter houses. Please prevent new establishments that are similar in nature to the inhumane chicken slaughter house in the area.

Please pass the Dutch Kills rezoning proposal now, with no changes.

Sincerely yours,



Mary Cavallo

OFFICE OF THE
CHAIRPERSON
JUL 22 2008

18145

RCM

Date: July 22, 2008

Attention: Commissioner

I have lived here in Dutch Kills for all of my 38 years. My mother moved to this neighborhood to raise my sister and I in a close-knit community. It has been a great time living here and watching all of the changes happen.

The only changes that I do not approve of are the large hotels that are going up in my close proximity. I cannot believe that less than 100 feet from my door there will be a transient hotel. One that will have people with no ties to Dutch Kills, coming in and out.

I choose to live here and be close to the city so I can raise my child in what I think is the best community around. Just like my mother chose this neighborhood, I continue to choose Dutch Kills. I even invested in a second house on the same street to continue the growth of HOMES, so my daughter can see more families moving in. Families, not transient people coming and going.

Many do not have the money to stay afloat, so passing the Zoning law today will give us some hope of continued unity in our community. One that will be cherished by the residents here and flourish us into a go to neighborhood.

Sincerely,



Richard C. Madrid

Richard C. Madrid

38-10 28th Street Long Island City, New York 11101
Phone: 646-963-5951 E-Mail: remadrid@mac.com

OFFICE OF THE
CHAIRPERSON
JUL 22 2008

18141

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,


Signature

35-39 28th St
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON
JUL 22 2008

18141

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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Thank you.

Sincerely,

Dr. Gloria Marcellini

Signature

39-37 28 St, L.I.C.
Long Island City, N.Y.

N.J.
11101

718 937 1239

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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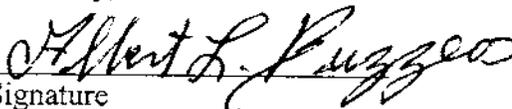
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Thank you.

Sincerely,


Signature

31-25 46 ST.
Long Island City, N.Y. 11103

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18 14

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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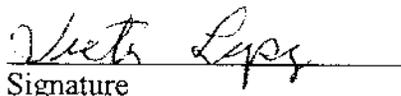
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Thank you.

Sincerely,


Signature

36-06 JOT/57

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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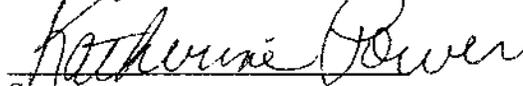
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Thank you.

Sincerely,



Signature

29-15 36 Ave
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON
JUL 22 2008

CHAIRPERSON
JUL 22 2008

18141

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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Sincerely,


Signature

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

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22 Reade Street
New York, New York 10007

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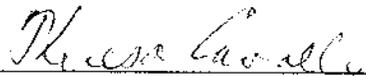
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Thank you.

Sincerely,



Signature

39-36 28th Ave

Long Island City, N.Y. 11101

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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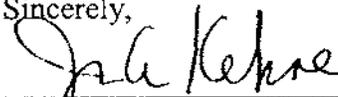
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Thank you.

Sincerely,



Signature

28-09 39 AVE

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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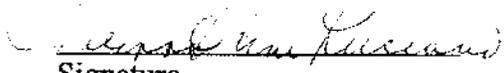
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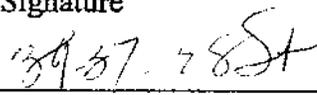
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Thank you.

Sincerely,


Signature


Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 22 2008

18141

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

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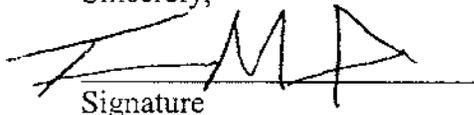
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Thank you.

Sincerely,


Signature

21-19 40th Ave
Long Island City, N.Y.

Amanda Burden, Chairwoman
Department of City Planning
Spector Hall
22 Reade Street
New York, NY 10007

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18139

July 18, 2008

Dear Amanda Burden:

It was such a pleasure to meet you of late. Thank you so much for the work that you do on behalf of so many New Yorkers.

As I mention to you, I recently moved to Dutch Kills from SoHo in order to help start a Tibetan Learning Center. In brief, our purpose is to offer classes to train the mind to be calm and to then learn to focus our minds on the positive rather than the negative. Everyone will be welcome.

We chose this neighborhood after looking at all of the boroughs and many neighborhoods therein. This neighborhood, as I am sure you know, is a rare one. The lowness of the buildings, which provide remarkable light, the friendly and varied neighborhood and the calmness and proximity to midtown and the subway lines make it a perfect place for us to reside. We are very happy to be here and look forward to offering classes.

We were also happy to see the Quality Inn and what is now Hotel Verve, as it will be great to be able to house students who come from far away. They are built on a scale that is appropriate to the neighborhood given where they are situated. Then we later learned that many more hotels are in the process of being built and that some are as high as the one on the corner of 29th street and 39th Aves. We feel the ground shake every day as pilings are put in as 5 buildings are being built (literally) all around our building within a block.

I fear that the very rare and unique quality of this neighborhood is soon to disappear, and hope that the re-zoning proposal will be passed as soon as is possible to save what is left of it. The monks join me in my request as do my neighbors next door who have been living in this neighborhood for 30 years.

Once again, thank you very much for all that you do. I look forward to inviting you to visit the center.

With Best Wishes,

Noni

Noni Pratt (officially, Jane S. Pratt)
38-30 29th Street
Long Island City, NY 11101

P.S. I am very sorry to be unable to attend the hearing.

A SHORT TOUR

8 Buildings being built
within a few blocks of my
house - 5 are within one block -
There are more very nearby,
but I thought this was enough
to show.

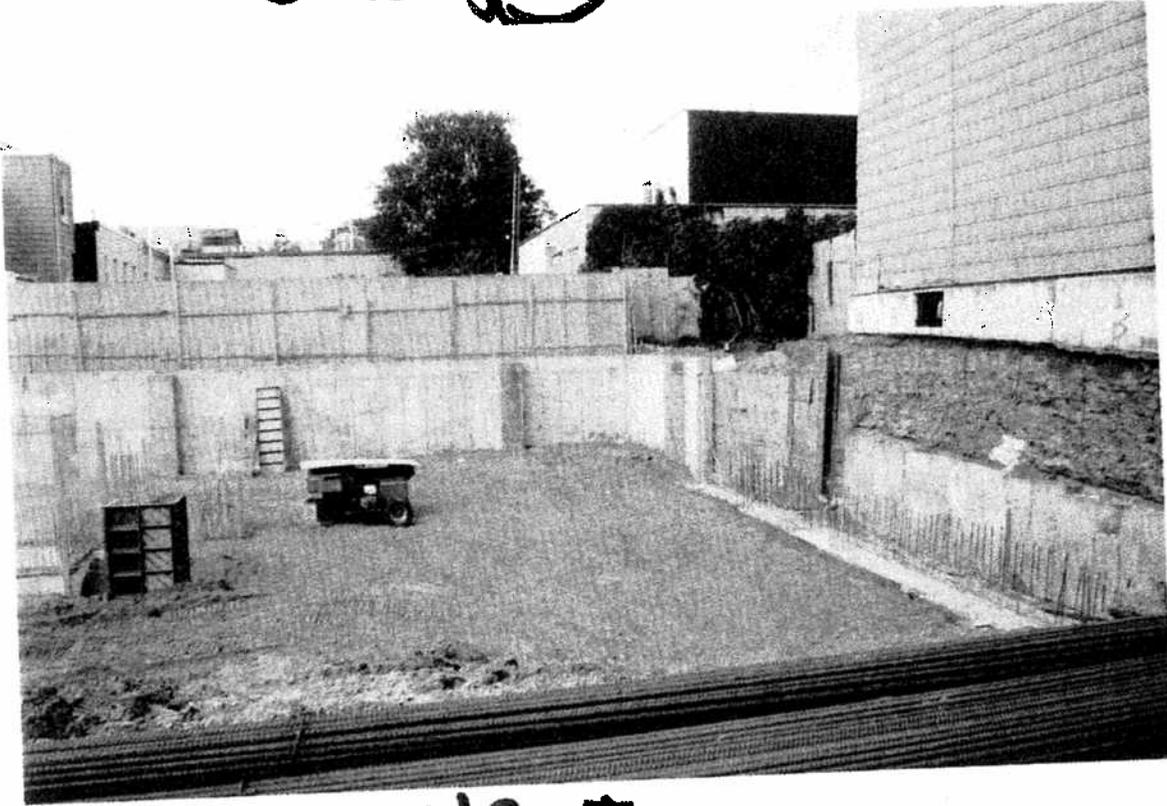
I URGE YOU TO PLEASE PASS
THE RE-ZONING PROPOSAL
AS SOON AS POSSIBLE.

THANK YOU FOR YOUR WORK ON
THIS PROJECT AND FOR YOUR
CONSIDERATION.

Sincerely -

Jane Pratt
38-30 29th St.
L.I.C.

39th Ave. Between 27th + 28th Streets
Building (A)



They say
it
will
be
10 FT

Across The Street...
27th Street between 39th + 38th Aves.
Building (B)

38-30 and
38-28 27th St



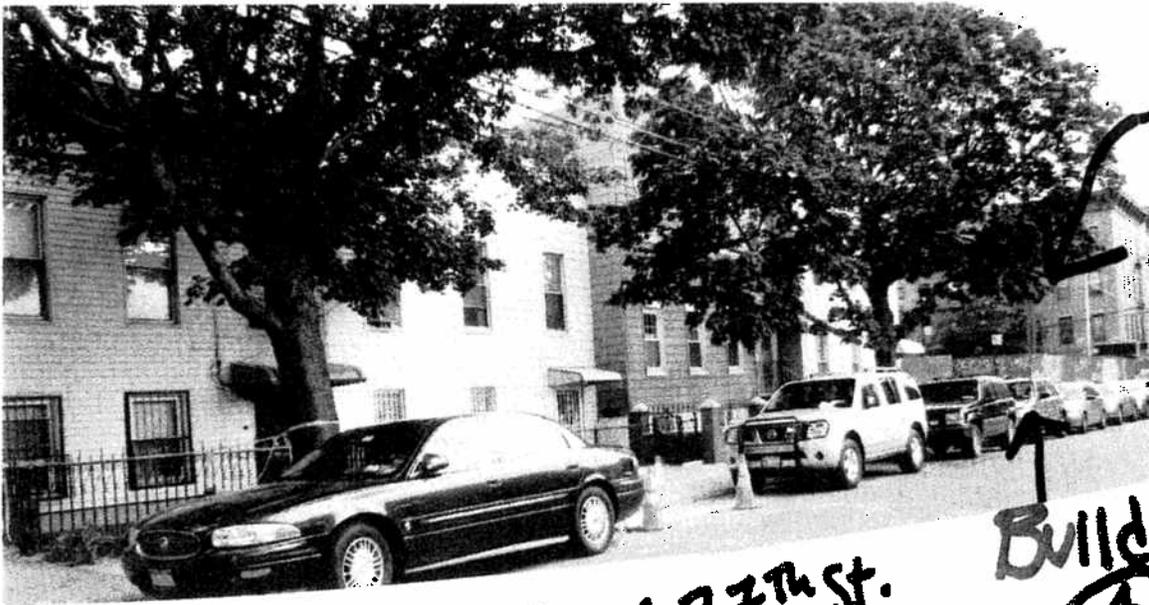
They say
it will
be
15
Stories

15 story Bld.
on 27th bet.
39th + 38th Aves = (B)

See Inset below
That is the
frontal view
of the
Building



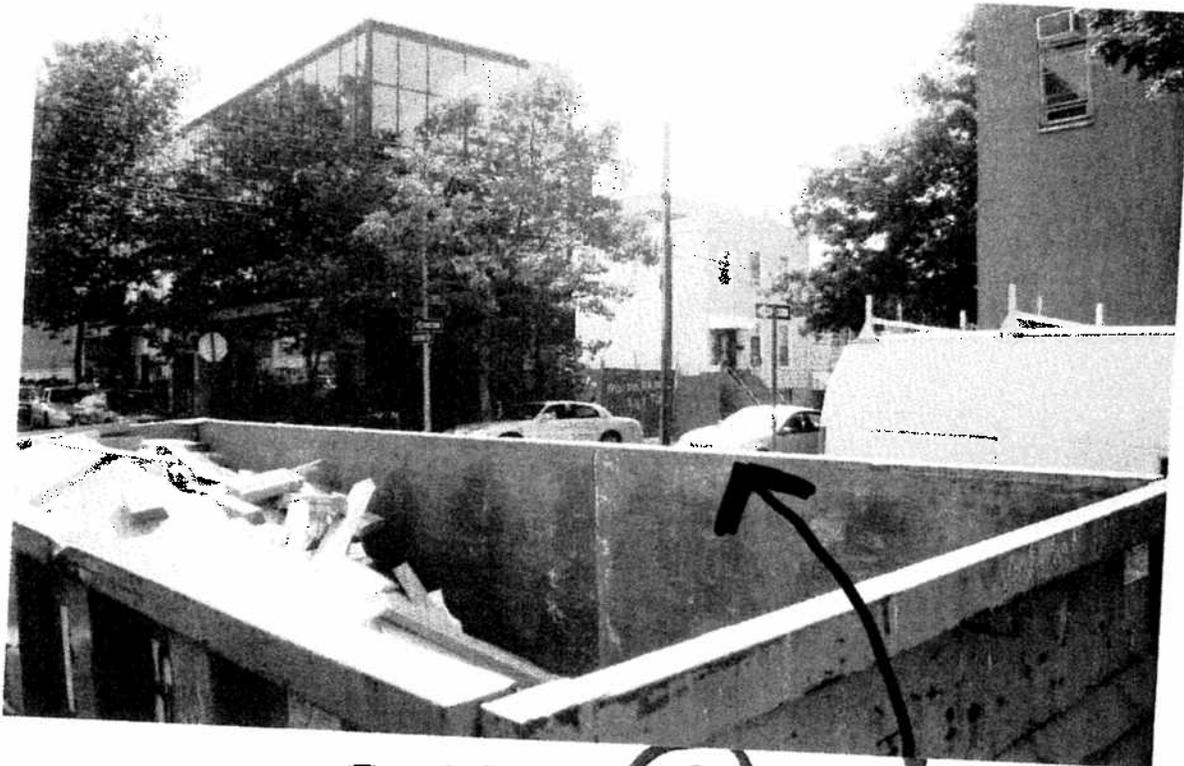
(A) 10 story Bldg. on 39th Ave
bet. 27th + 28th streets



View of The EAST Side of 27th St.
Please note The low houses

Building
(A)

Construction site across the street
from Building (A)



Building (C)

ON 39th Ave
Between 29th + 28th Streets.

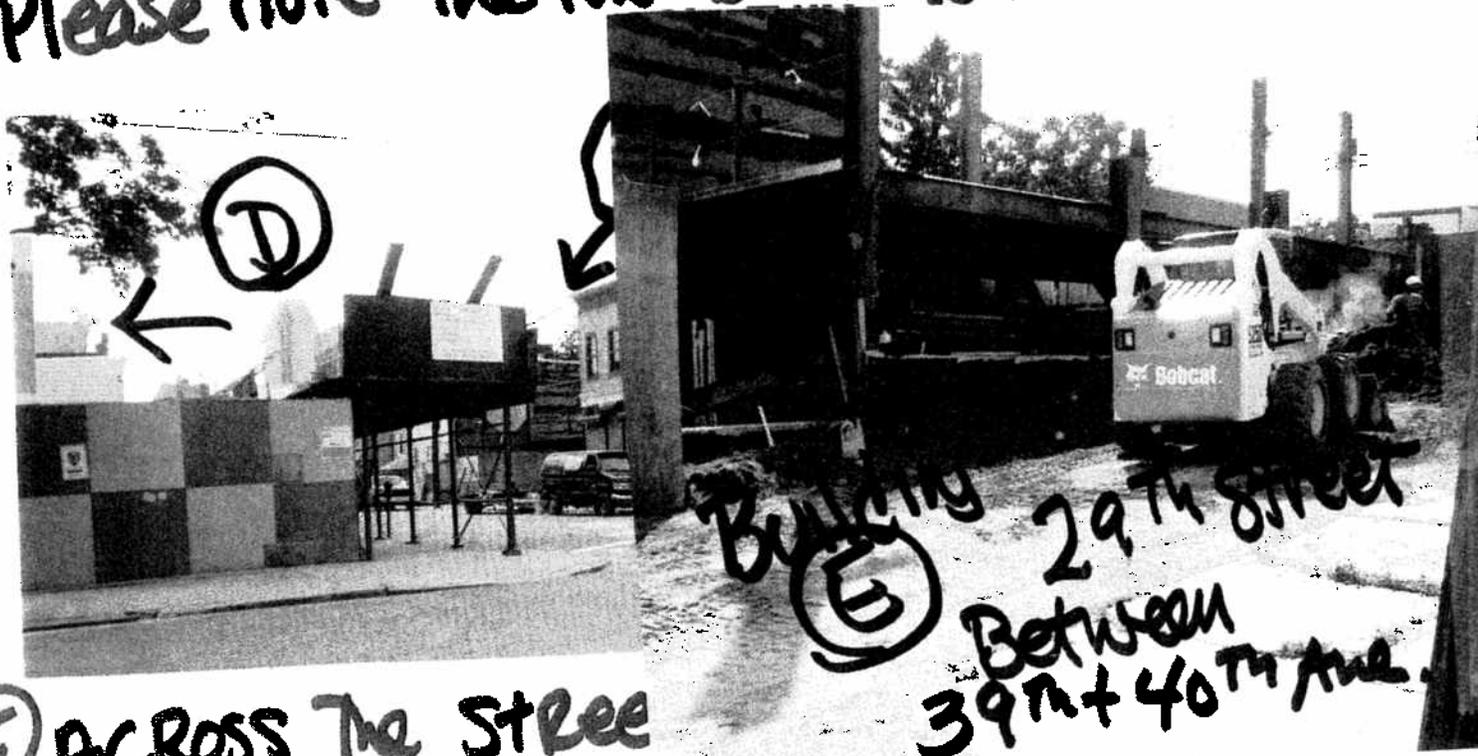


Beautiful, old shade tree
Hit by construction TRUCK on
July 10th — still there as of
July 17th.

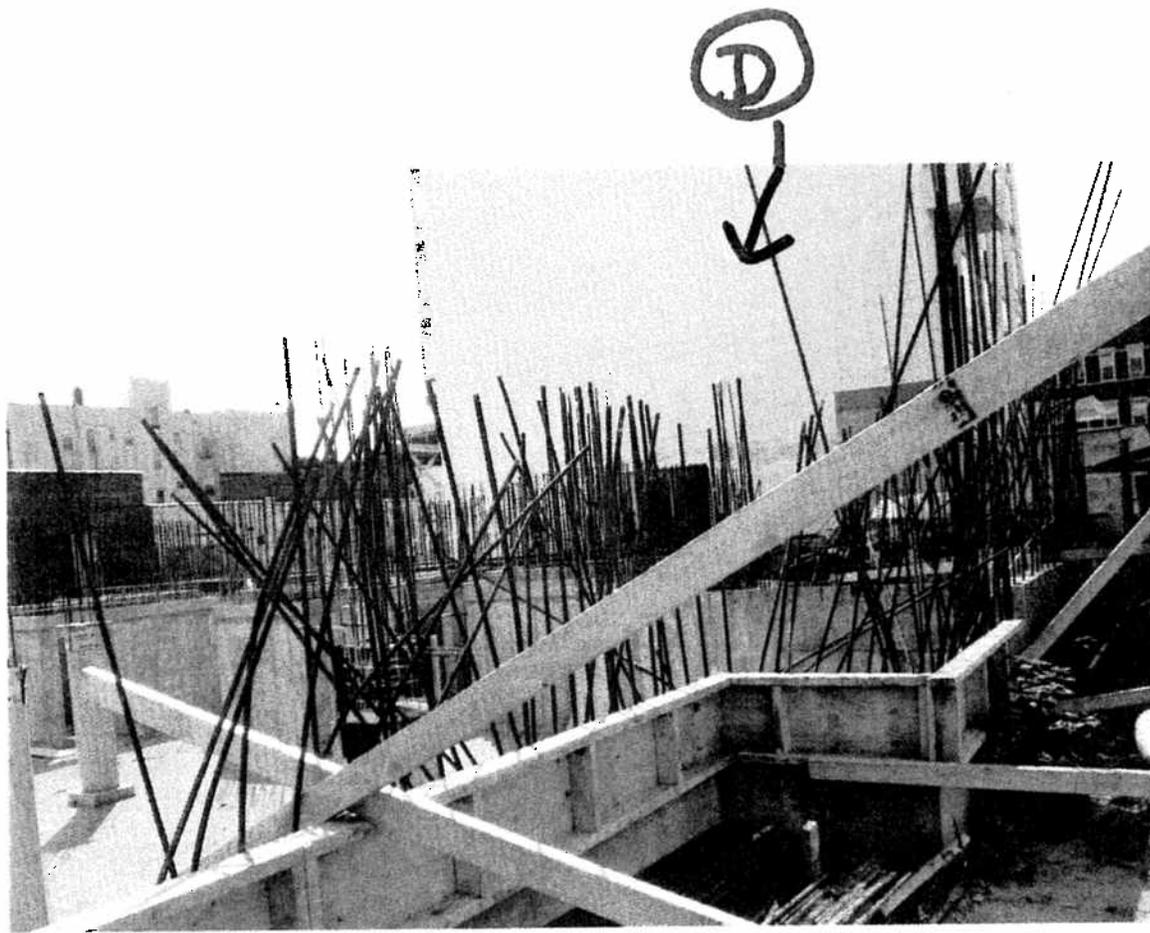
Hotel on 29th + The corner of
39th Ave. Building (D)



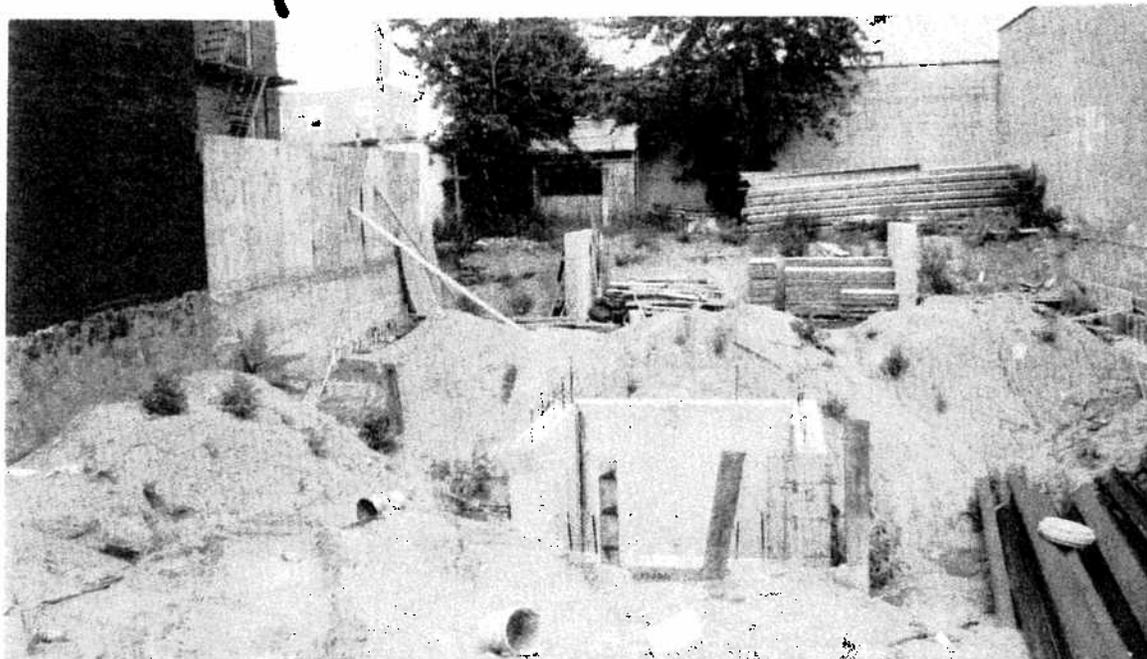
Please note the low buildings.



(E) ACROSS THE STREET
(D) ON 29th STREET.



Building (F) ↑
Directly Behind Building (D) on 39th Ave



Building (G) Directly across the street
From (F) on 39th Ave. 5.



They
say
it
will
be
9 ft.

Building (H) - 29th St. bet. 38th + ~~39th~~³⁷th Aves.



The view from my front door on 29th Street.
Between 39th + 38th Aves.
Please note the low buildings. 6.

OFFICE OF THE
CHAIRPERSON
JUL 21 2008

18138

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

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Our lack of the ability of building homes "as of right" has stifled the growth of our community.

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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,



Signature

39-37 28th Street
Long Island City, N.Y.

18138

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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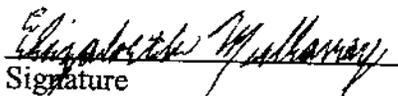
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Sincerely,


Signature

29, 37 25th Street
Long Island City, N.Y.

18138

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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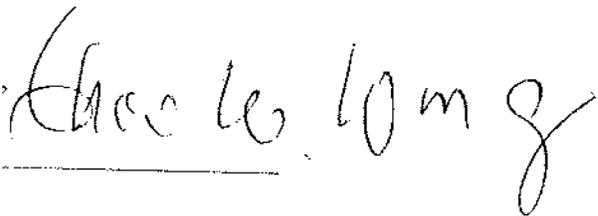
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Sincerely,



Signature

38-25 27th St.
Long Island City, N.Y.

18138

July 16th, 2008

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22 Reade Street
New York, New York 10007

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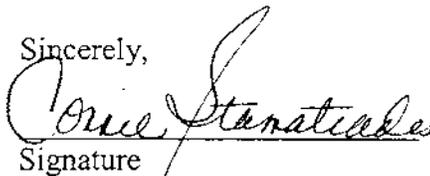
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Sincerely,


Signature

38-21 31 St. L.I.C N.Y. 11101
Long Island City, N.Y.

18/38

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City Planning Commission
22 Reade Street
New York, New York 10007

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Thank you.

Sincerely,

Frieda Nasser *D.P. Nasser*
Signature

36-96 2988
Long Island City, N.Y. 11106

18/38

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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Thank you.

Sincerely,


Signature GEORGE L. STAMATRAKIDES
38-21.31 ST L.I.C N.Y.
Long Island City, N.Y.

11101

18138

July 16th, 2008

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City Planning Commission
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New York, New York 10007

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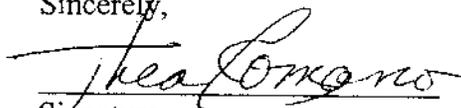
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Sincerely,


Signature

34-42 28th St.
Long Island City, N.Y. 11106

OFFICE OF THE
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JUL 21 2008

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City Planning Commission
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Thank you.

Sincerely,

BEVERLY SOBESKI

Signature

Beverly Sobeski

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON
JUL 21 2008

18135

July 16th, 2008

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City Planning Commission
22 Reade Street
New York, New York 10007

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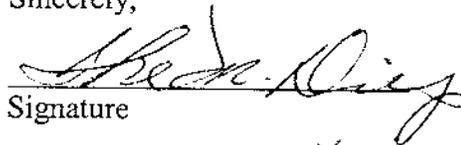
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Signature

38-29 27TH ST
Long Island City, N.Y.

OFFICE OF THE
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JUL 21 2008

18/38

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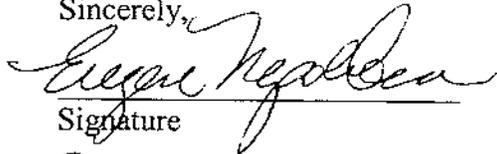
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Sincerely,



Signature

Jeannine Neapolitano
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18738

July 16th, 2008

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City Planning Commission
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New York, New York 10007

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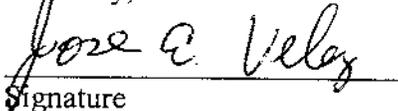
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Signature

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

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Sincerely,

Signature

JORIS SUDA

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON
JUL 21 2008

18138

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City Planning Commission
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Thank you.

Sincerely,

Carol Wilkins, RA President

Signature

Carol WILKINS

Long Island City, N.Y. 11106

35-20 24th ST #2E

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

July 16th, 2008

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City Planning Commission
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New York, New York 10007

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Sincerely,

Signature

Jane S. Paetz
38-30 29th Street
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

July 16th, 2008

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City Planning Commission
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Thank you.

Sincerely,



Signature

36-32 29th Street
Long Island City, N.Y. 11126

July 16th, 2008

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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City Planning Commission
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New York, New York 10007

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Sincerely,

Jane- Ellen Parnell
Signature

36-32 29th Street
Long Island City, N.Y. 11106

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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New York, New York 10007

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Sincerely,

Mary R. Parnell
Signature

36-32 29th Street
Long Island City, N.Y. 11106

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18/38

July 16th, 2008

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22 Reade Street
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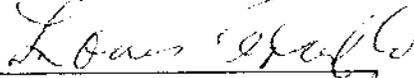
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Signature



Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

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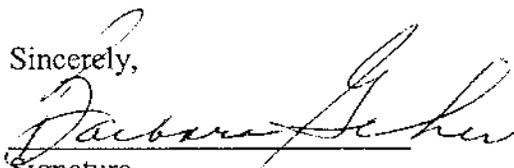
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Signature

41-20 29 St
Long Island City, N.Y.

11101

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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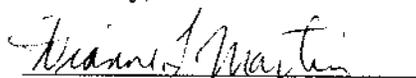
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Signature

27-15 41st Avenue

Long Island City, N.Y.

OFFICE OF THE
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JUL 21 2008

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Sincerely,

Henry V. VAIN

Signature

[Handwritten Signature]
Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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City Planning Commission
22 Reade Street
New York, New York 10007

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Sincerely,

Rose Montascento
Signature
33-59 28 St
11106

Long Island City, N.Y.

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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Sincerely,

Signature

Samara Ryzwak
Long Island City, N.Y.

OFFICE OF THE
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JUL 21 2008

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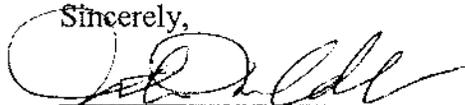
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Signature

34-41 28 ST.

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18138

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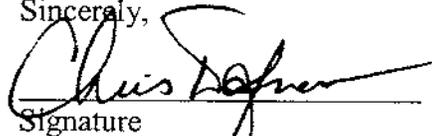
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Signature

35-35 33 St.
Long Island City, N.Y. 11106

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18/38

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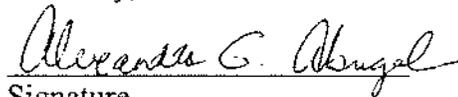
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Sincerely,



Signature

ALEXANDER G. ABZUG

Long Island City, N.Y. 11101
39-38 29th STREET

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

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Dear Ms. Burden:

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Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,



Signature

38-27-30 St.

Long Island City, N.Y. 11101

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18/38

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,



Signature



Long Island City, N.Y. 11101

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

18138

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

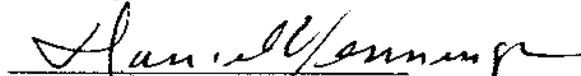
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Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,



Signature

27-13 41 AVE

Long Island City, N.Y. 11101

OFFICE OF THE
CHAIRPERSON

JUL 21 2008

July 16th, 2008

18/29

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community. *ALSO LET'S SEE IF WE CAN GET THE MECHANIC SHOPS TO CONDUCT THEIR BUSINESS IN THE*

We need every square foot of property that is available for residential use in *SITOPS INSTEAD OF THE SIDEWALK* keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,

Atom Budhu

Signature *ATOM BUDHU*

28-09-38 TH AVE (HOME OWNER)

Long Island City, N.Y.

(Please see attached)

It would be very interesting and would make good reporting if you were to do a piece on the changes, good and bad that are transforming this area. First, the good aspect of it:-

Long island City/ Astoria have truly become a total extension of Manhattan. The cost of living is a little less as compared to Manhattan in some aspects of life. You can find every good means of transportation within proximity to where you live: Condos and Hotels are going up everywhere. Restaurants are abound and you can find almost any ethnic food with a home cooked flavor and reasonably priced. Parks are upgraded and movie complex create recreation for the population.

On the bad side, you will find Auto Workshops most of which are extended unto the sidewalks. The sidewalks and the curb have become the workshops. Grease and grimes, jacks and hammers, tires litter the sidewalks all day as they perform their work. where these are very noticeable are along 38th Avenue between Northern Blvd. and Crescent Street, Along 37th Ave and alongside the Astoria Train line from 39th Avenue to 35th Avenue. As I said, if the population must pay \$650M for a 2 bedroom condo or move there from Manhattan because of lower cost of living, it stands to reason that their health and safety should not be compromised. I thought this would make good investigation and reporting.

A. Budha

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 7/21/2008 11:23 AM
Subject: City of New York - Correspondence #1-1-414094307 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-414094307

DATE RECEIVED: 07/21/2008 11:19:55

DATE DUE: 08/04/2008 11:21:41

SOURCE: WEB

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 07/21/2008 11:18:58
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: tassom@towercontractors.com (anastasios matsikas)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by anastasios matsikas (tassom@towercontractors.com) on Monday, July 21, 2008 at 11:18:58

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: anastasios

Last Name: matsikas

Street Address: 21-19 40th ave

City: LIC

State: NY

Postal Code: 11101

Country: United States

Work Phone #: 7189372700

Email Address: tassom@towercontractors.com

Message: July 16,2008

Amanda Burden, Chair
City Planning Commission

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the "Use Groups"; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, which none of which have any place in a residential -mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.
Anastasios Matsikas

REMOTE_HOST: 74.73.88.251
HTTP_ADDR: 74.73.88.251
HTTP_USER_AGENT: Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.8.1.16) Gecko/20080702
Firefox/2.0.0.16

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 7/20/2008 1:53 AM
Subject: City of New York - Correspondence #1-1-413879878 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-413879878
DATE RECEIVED: 07/20/2008 01:51:20
DATE DUE: 08/03/2008 01:52:09
SOURCE: WEB
RELATED SR# OR CASE#: N/A
EMPLOYEE NAME OR ID#: N/A
DATE/TIME OF INCIDENT:
LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 07/20/2008 01:50:34
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: nikmis@hotmail.com (John Zuk)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by John Zuk (nikmis@hotmail.com) on Sunday, July 20, 2008 at 01:50:34

This form resides at

<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: John

Middle Name: S

Last Name: Zuk

Street Address: 3625 29th Street

City: LIC

State: NY

Postal Code: 11106

Country: United States

Work Phone #: 718-784-2529

Email Address: nikmis@hotmail.com

Message: Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of ability of building homes as of right now has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

Please use your good office to approve City Planning's Proposal for our community. We would also appreciate if you would remove from the Use Groups ; Slaughter Houses of Any Type, Hotels and Hazardous Material Operations, none of which have any place in a residential-mixed use community.

We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.
Sincerely,
John Zuk

REMOTE_HOST: 70.107.171.148
HTTP_ADDR: 70.107.171.148
HTTP_USER_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1) ; .NET CLR 1.1.4322; InfoPath.1; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30; .NET CLR 3.0.04506.648; MSN 9.0;MSN 9.1; MSNbVZ02; MSNmen-us; MSNcOTH)

OFFICE OF THE
CHAIRPERSON

JUL 18 2008

18117

July 16th, 2008

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

As residents of the Dutch Kills Community, we are sure you know that we are one of the few communities that are requesting increases in residential density.

Our lack of the ability of building homes "as of right" has stifled the growth of our community.

The Zoning proposal as proposed by the NYC Department of City Planning will be the new beginning for our community.

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We need every square foot of property that is available for residential use in keeping with Mayor Bloomberg's 2030 Plan.

Thank you.

Sincerely,

Gloria Elias

Signature

3525 34th St - A33

Long Island City, N.Y. 11106-1910

MEGAN DEES FRIEDMAN
THE FIREHOUSE
38-06 28TH STREET
LONG ISLAND CITY, NY 11101
718.786.6609
MEGANSERMONETA@CEOEXPRESS.COM

July 14, 2008

Amanda M. Burden, Chair
Department of City Planning
22 Reade Street
City of New York, NY 10007

OFFICE OF THE
CHAIRPERSON

JUL 16 2008

18/08

Dear Ms. Burden,

As a resident of Dutch Kills with a record of frequent correspondence with you, I have all but given up reaching out to you any more. You must be aware that the new zoning proposed by your agency is roundly welcomed by the entire residential community. But my frustration and frankly anger lies with the delays to the start of the ULURP process as promised in the Spring of 2007.

I come to you one last time since my neighbor and new friend, Noni Pratt, reported to me your knowledge and passion for our area after she had dinner with you this past weekend on Long Island. I must say I was surprised to hear of her conversation with you and so I will beg you one more time to help protect what remains of Dutch Kills before it is lost.

The Re-Zoning process was originally scheduled to begin June 2007 did not actually start until the Spring of this year. The 11 months of delays have allowed the inevitable rush to beat the zoning clock, reducing what is left of this viable residential community to be now overshadowed by a slew of out-of-character and grotesque high-rise hotels mostly placed in the middle of residential blocks of predominately one and two family houses.

John Young, head of City Planning for the Borough of Queens constantly states that "we are moving as fast as we can" and that City Planning has come up with a "fine-grained plan for Dutch Kills". Neither are true. FYI the new Marriott slated for the center of 27th Street, across from a City Day Care Center received their building permit February, 2008! The 11 month delays due to inadequate planning to assure funds were in place before the waving of a red flag is just one reason that we are now dealing with such an unreasonable level of hotel invasion. The irony is that not one hotel has been planned for Queens Plaza, 31st Street and Northern Boulevard despite the easy access to 7 trains from those forlorn locations. And all of those locations would be perfect for commercial and especially retail development so sorely needed in this area.

As I have mentioned to you before, I have lived here for 27 years. I was unable to send my son to the local schools in that time because they were unusable. A fortune was spent sending Nico to Dalton and to Loomis Chaffee. My first husband and I did so in order to remain in the City near our shops and wholesale business as well as believing it important to raise our son here. Now, thanks to Mayor Bloomberg and Joel Klein this area has some fabulous schools that make our area a very viable choice for young families wanting to avoid the suburbs.

It's impossible to truly claim that these hotels are a boon to the New York economy. They do not even offer jobs to deserving citizens; are all being built by bused-in Chinese labor. I contend that we don't have to ship jobs to China anymore. China comes right to New York City to provide cheap labor to developers that want to avoid paying prevailing wages. And Ms. Burden, if these hotels will be anything like the almost finished Holiday Inn on 39th Avenue, our quiet neighborhood will end up looking like Dubai. Nevertheless the degradation that is Queens Plaza remains unimproved. That fact that Margie Ruddick was given masses of tax-payer money for her asinine plan just demonstrates how nobody could be bothered to give this very strategic area the respect it deserves. As well, it's mind boggling that such a junior and inexperienced person as Joy Chen was given the responsibility for such a complex area.

But according to Noni, your interest in the protection of the residential aspect of Dutch Kills was sincerely expressed at the dinner she shared with you. We are also heartened by the suddenly quickened pace of the ULURP process, noting how CBI voted on it the night they had their hearing and that the Borough President Marshall seems to be quickly on board as well as fact that the City Planning Commission will meet next week to vote on the Dutch Kills zoning.

So I ask you, Ms. Burden, to do something to rectify the injustice of what has happened by making sure that the City of New York, through your department, as well as the Buildings Department and other agencies, do not aid and abet any more fast, slipshod construction of the hotels with permits to build in the middle of low-rise residential blocks.

We are asking that the pouring of their foundations be slowed down just until the City Council votes on this much delayed zoning by only following the letter of the law:

- **checking all their permits with a fine-toothed comb**
- **making sure that they are NOT hiring illegals**
- **that they are paying prevailing wages and taxes where appropriate,**

If compliance with the letter of the law is checked carefully by all City agencies, making it impossible for the MOST EGREGIOUS of these hotel projects that are in the middle of the low-rise blocks on 27th Street and 28th Street to be built, our community might be able to get the relief we deserve. Otherwise this invasion of high-rise monstrosities will destroy what you, the Department of City Planning and the residents of Dutch Kills have all been working towards. What I am asking is not outside of the law. We are merely asking you to apply the law to level the playing field.

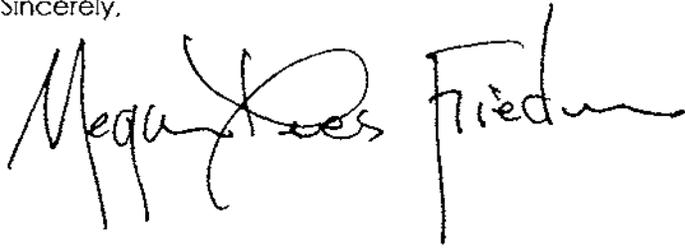
Please look over the folder I have enclosed. This is just a small example of the broad mix of people who live here. Don't we want to encourage middle-class families to stay in New York City? Right now, Dutch Kills has people of all sorts of backgrounds, and from all walks of life. My neighbor, Richie Madrid's family hails from Ecuador. He married the Guyanese girl from across the street! George and Connie Stamatiades have been my friends for 20 years. Richie plays poker with the Florios who are Italian and Polish. My husband, Jack Friedman, the former head of Corporate at Kaye, Scholer is half Irish and half Jewish. My son, Nico Sermoneta, is Italian-Jewish and Irish and speaks perfect Spanish because his father is a nice Jewish boy from Bogota, Colombia! Karyn from around the corner just graduated from John Hopkins after

grade school and high school at Brearley. Her mother Mary teaches special ed students in local Public Schools.

We are what was once great about New York, a real mixed neighborhood where everyone gets along and helps each other.

I cannot believe that you and Mayor Bloomberg want New York City to devolve into a place only for the super rich and the very poor. Please, Ms. Burden, use your very substantial ingenuity and position to save what's left of this model neighborhood before it all disappears.

Sincerely,

A handwritten signature in black ink that reads "Megyn Kees Friedman". The signature is written in a cursive style with a large, looped initial "M" and a long, sweeping underline.

ERIC GIOIA
COUNCIL MEMBER, 26TH DISTRICT

47-01 QUEENS BOULEVARD
SUNNYSIDE, NY 11104

TEL: 718.383.9566
FAX: 718.383.9076

gioia@council.nyc.ny.us



THE COUNCIL
OF
THE CITY OF NEW YORK

CHAIR
OVERSIGHT & INVESTIGATIONS

COMMITTEES

FINANCE

LAND USE

FIRE & CRIMINAL JUSTICE SERVICES

CULTURAL AFFAIRS, LIBRARIES & INTERNATIONAL

INTERGROUP RELATIONS

STANDARDS & ETHICS

SUBCOMMITTEE

ZONING & FRANCHISES

June 16, 2008

Amanda Burden
Department of City Planning
22 Reade Street
New York, NY 10007

OFFICE OF THE
CHAIRPERSON

JUN 16 2008

Dear Chair Burden:

I am writing regarding the rezoning of Dutch Kills. While I am pleased that the rezoning is now on track to move forward in a timely manner, I am concerned by a number of grave omissions in the current plan, which allows uses that the community has explicitly rejected and that could have serious negative effects on their quality of life.

As you know well, hotels have run rampant in Dutch Kills as developers race to take advantage of the current FAR afforded to manufacturing uses - which includes hotels - in the area. Fourteen hotels have gone up or are in the process of going up, many of them towering structures adjacent to one- and two-family homes, and many of them with the shoddiest of construction practices. These hotels are not in the spirit of this neighborhood. The intense, 24/7 nature of hotels is a burden to the infrastructure and well-being of the neighborhood, and time and time again the neighborhood has voiced its opposition.

In response, City Planning has repeatedly assured community members that once the rezoning goes through, no more hotels will be built, due to a decrease in FAR for manufacturing uses. What DCP has neglected to mention however, is that the manufacturing FAR will not change for a significant portion of the district, on Northern Boulevard and neighboring 31st through 36th Streets. That section is currently slated to be rezoned as M1-3/R7X with a manufacturing FAR of 5. This means that developers can and will continue to build additional ten and twelve story hotels in Dutch Kills.

There is an easy solution to this problem. Because the rezoning will create a Dutch Kills Subdistrict as an extension of the existing Special Long Island City Mixed-Use District, DCP has the opportunity to bar specific uses in the rezoning. Special districts are crafted to achieve specific zoning goals - prohibiting uses that would normally be as-of-right and allowing ones that are normally prohibited.

I strongly urge that DCP add language in the Special District text to bar additional hotels from being built. DCP has done it before - the Battery Park City Special District in Manhattan bars



ERIC GIOIA
COUNCIL MEMBER, 26TH DISTRICT

47-01 QUEENS BOULEVARD
SUNNYSIDE, NY 11104

TEL: 718.383.9566
FAX: 718.383.9076

gioia@council.nyc.ny.us



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ZONING & FRANCHISES

hotels on all but a single lot. There's no reason Dutch Kills residents shouldn't be afforded the same protections, especially given what the neighborhood has already suffered.

In addition to its opposition to hotels, the Dutch Kills Civic Association has repeatedly expressed its desire to ban further chicken slaughterhouses, as well as other highly noxious uses like dry cleaning factories. Yet these uses are currently permitted in the proposed zoning. Slaughterhouses and other disruptive uses should be barred in the Special District.

After over three years of waiting, the Dutch Kills community shouldn't have to settle for a rezoning that doesn't address their needs. I urge City Planning to immediately act to address these omissions. I can be reached at 718.383.9566 to discuss this matter.

Sincerely yours,

Eric Gioia

EG/mz

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 6/15/2008 4:02 AM
Subject: City of New York - Correspondence #1-1-405585799 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-405585799

DATE RECEIVED: 06/15/2008 04:00:10

DATE DUE: 06/29/2008 04:01:06

SOURCE: WEB

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 06/15/2008 03:59:21
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: sakur@aol.com (Narini Singh)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by
Narini Singh (sakur@aol.com) on Sunday, June 15, 2008 at 03:59:21

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Request for Information

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Ms

First Name: Narini

Last Name: Singh

Street Address: 36-38 32nd Street

City: Astoria

State: NY

Postal Code: 11106

Country: United States

Email Address: sakur@aol.com

Message: I would like to know why 32nd St bet 36th and 37th ave in the proposed Dutch kill rezoning is limited to m1-2/r5b? The EIS does not depict the run down, unoccupied, rodent infested building in the middle of the block; the food distributor that operates trucks as early as 3am in the morning and stores chicken and other waste in an old truck with a sheet in front of our houses. How about the house next to parking lot on the corner of 32nd street and 37th ave that was condemned as a result of the construction of the two story parking lot. This will be the case for a majority of our homes when our neighbors being to construct to 7 stories. The value of our homes will be depreciated tremendously. The homeowners of this block are unanimous in our objection to be limited to r5b. We want to be equal to our neighbors as r6a. I can be reached at 347-528-5378. We have a petition to present to you signed by the a majority of the deed holders on this street

REMOTE_HOST: 207.38.218.159
HTTP_ADDR: 207.38.218.159
HTTP_USER_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 6/13/2008 2:53 PM
Subject: City of New York - Correspondence #1-1-405322577 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-405322577

DATE RECEIVED: 06/13/2008 14:52:07

DATE DUE: 06/27/2008 14:52:29

SOURCE: WEB

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 06/13/2008 14:51:25
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: megansermoneta@ceoexpress.com (Megan Friedman)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by
Megan Friedman (megansermoneta@ceoexpress.com) on Friday, June 13, 2008 at 14:51:24

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Complaint

Topic: Other

Contact Info: Yes

M/M: Mrs.

First Name: Megan

Last Name: Friedman

Street Address: 38-06 28th Street

City: Long Island City

State: NY

Postal Code: 11101

Country: United States

Work Phone #: 718786.6609

Email Address: megansermoneta@ceoexpress.com

Message: SHAME on YOU! Despite months and months of denials from your office, John Young and Dep. Mayor Lieberman, last night at the DKCA mtg, Barry Dinerstein told the truth, DCP, AFTER announcing the new zoning, delayed for 11 months the actual start of the Zoning process due to lack of funds.

This GROSS incompetence by DCP has allowed hotel speculators to invade the center of low-rise residential blocks destroying the character and quality of life DCP perports to want to save with the new zoning. Now we learn on the cusp of the ist vote of the ULURP process at CB1 that the area will NOT be protected from companies from using toxic chemicals in our area nor will the new Zoning outlaw slaughterhouses of chickens. DCP under your rule is KAFKA-esque government. When we begged for the new zoning to start you aloofly disdained our pleas. What are you the 21st century Marie Antoinette?

REMOTE_HOST: 72.229.238.196
HTTP_ADDR: 72.229.238.196
HTTP_USER_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1)

32nd Street, Dutch Kills Block Association

36-41 32nd Street, Dutch Kills, 11106

Tel : 646-573-4103

July 31, 2008

**Ms. Amanda Burden, Chair
and Fellow Commissioners
New York City Planning Commission
22 Reade Streetm,
New York, NY 10007-1216**

**Re: Dutch Kills Rezoning
(Sub Area A5) also known as (EIS Sub Area C)
32nd Street between 36th & 37th Avenue**

**We are asking you to Reject:
Proposed Zoning M1-2/R5B for this block and change it to M1-2/R6B instead.**

For the following reasons:

- 1. To keep our block more in scale with the surrounding buildings.**
- 2. Provide parking waivers for small lots**
- 3. Mandatory quality housing program regulations.**
- 4. To increase FAR to 2.0 for M1-1/R6B**

___ WE ARE ASKING YOU TO REJECT THE ZONING PROPOSAL AS IS.

The only way we can agree to the proposal is:

**If you pass the Dutch Kills Rezoning Plan
with a modification or an Amendment :**

**Mandating the City Planning Department to do an immediate
follow up study on 32nd Street between 36th & 37th Avenues with
the purpose of changing the proposed zoning to**

M1-2/R6B

With the promise, on the record, from you:

That the resources will be granted by the City to do this study in a timely manner.

**Or if you find you are able to do this by just modifying the plan because the data is
in the scope of the project to the same end.**

**Our understanding is that this study should only take a short time and a little fine
tuning as most of the data has already been gathered by the Planning Department
and can be plugged in quite easily.**

July 31, 2008

Dear Chairperson Burden and Fellow Commissioners:

Please give us your assistance in this very serious and timely matter, the rezoning of the Dutch Kills area in Queens. We know that you have worked closely with other communities, such as Greenpoint and Williamsburg, to resolve their rezoning issues. You listened to them and we know you will do the same for us.

As 28 out of 30c homeowners, (one is out of the country, the other in litigation over a private matter) on 32nd Street between 36th & 37th Avenue in the Dutch Kills Proposed Rezoning; rezoning, we strongly request that you reject, as is. as per the Community Board and the Borough President's request for an amended proposal for our block.

The proposal as is will diminish the value of our homes, causing our block to become a large dark hole with no light, overpowered by the M1-2/R6A zoning, surrounding our homes: 33rd Street on the West & 31st Street on the East, between 36th & 37th Avenues. And the large lots on both corners of 37th Avenue & 32nd Street.

At the Community Board meeting Tuesday, June 17th, the members agreed that the rezoning proposal, as is, needed to be rejected and a more amenable solution found in M1-2/R6B zoning. The Board members, in response to the community's overwhelming dissatisfaction with this area of the plan as presented, voted, 33-0 with 1 abstention for cause, to amend the proposal for Subarea A5 designated as M1-2/R5B, and be changed to M1-2/R6B. The Borough President agreed and also made a strong recommendation to amend the proposal.

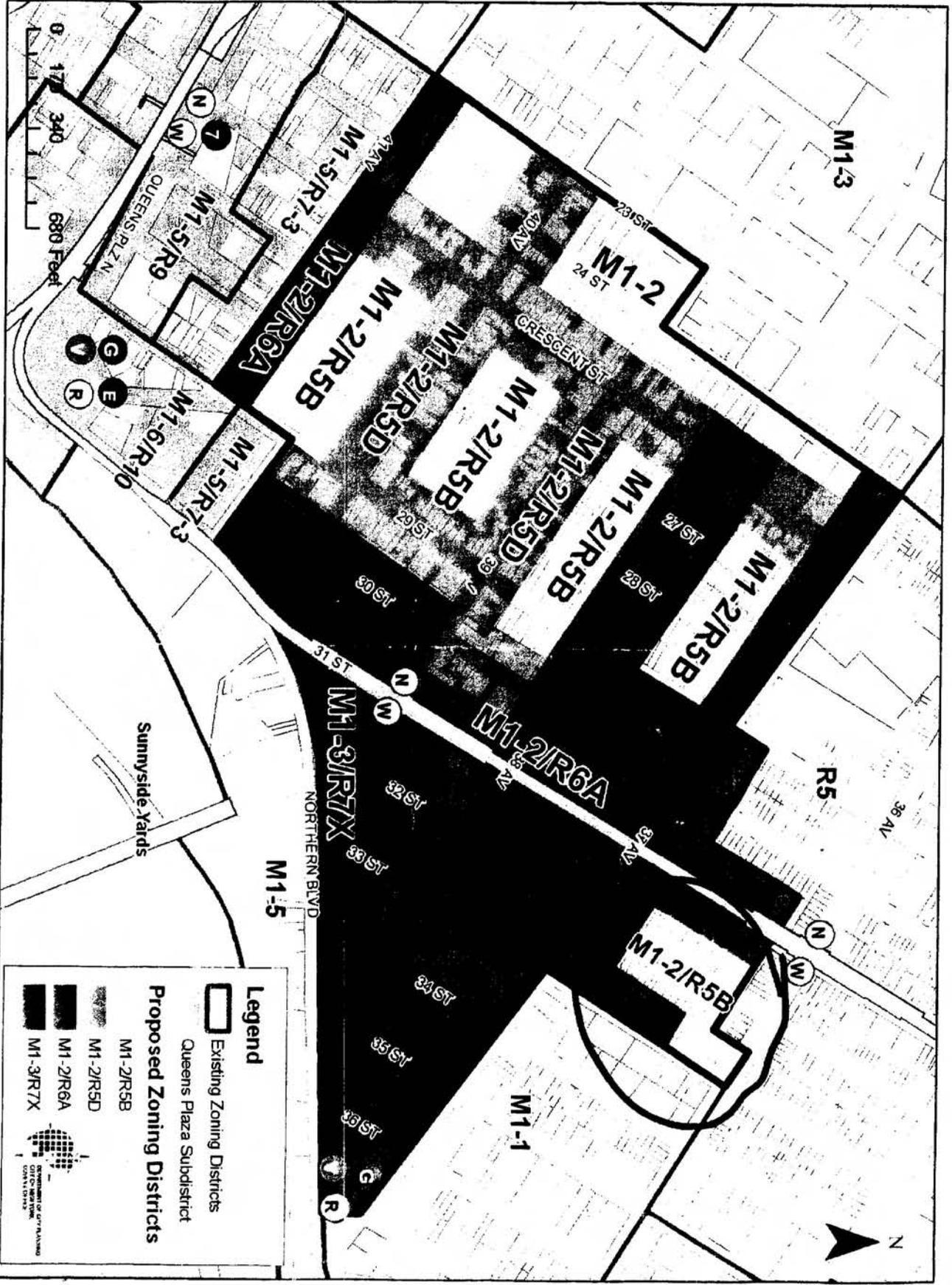
Please, when you discuss this proposal among yourselves, keep in mind the community's wish to keep our neighborhood viable and strong. The plan needs to be amended in order to reflect the needs of the community.

Thank you for your consideration in this matter. If you need any further information please feel free to contact us.

Sincerely,

**Christopher Lundgren, Narini Singh, Barbara Vetell
And Members of the Dutch Kills Block Association**

Dutch Kills: Proposed Zoning



Legend

-  Existing Zoning Districts
-  Queens Plaza Subdistrict

Proposed Zoning Districts

-  M1-2/R5B
-  M1-2/R5D
-  M1-2/R6A
-  M1-3/R7X



DEPARTMENT OF CITY PLANNING
CITY OF QUEENS
CONSULTANTS

Planning Commission Hearing
Wednesday July 23, 2008

Testimony by:
Barbara Vetell
Homeowner
36-31 32nd Street
Secretary:
"32nd Street Dutch Kills Block Association".
Cell 646-573-4103

.Dear Madam Chair and Fellow Commissioners:

**Re: Dutch Kills Zoning Proposal
(Sub Area C) (EIS - Area A5)**

We are requesting a change in the proposed zoning from (M1-2/R5A)
for 32nd Street between 36th & 37th Ave. to:

(M1-2/R6B)

Recommended by:

Community Board # 1's decision with modifications 33-0 with 1 abstention..

Borough President's decision with modifications regarding 32nd Street.

WE ARE ASKING YOU TO REJECT THE ZONING PROPOSAL AS IS.

The only way we can agree to the proposal is:

**If you pass the Dutch Kills Rezoning Plan
with a modification or an Amendment :**

**Mandating the Planning Department do an immediate
follow up study on 32nd Street between 36th & 37th Avenues
(Sub Area C) with the purpose of changing the proposed zoning to:**

M1-2/R6B

With a promise on the record if a study needs to be done:

That the resources will be granted by the City to do the study forthwith.

**Or if you are able, to do this with modifications instead of a study, to the
same end.**

Our understanding is that if a further study needs to be done it would only take a short time and a little fine tuning as most of the data has already been gathered by the Planning Department.

We were told by John Young at a meeting, on Thursday, June 26th at the Quinn Meeting Rooms, in Astoria, that doing another study was the only way we would be able to get the zoning proposal changed for 32nd St., without stopping the whole process. This was because there were certain things that weren't studied for 32nd Street in the proposed plan. John mentioned a 3 – 6 month time-frame, to make this happen.

Although we approve of the goals of the Zoning Proposal and all the work put into it by NYC Planning Department and Dutch Kills Civic Association we respectfully ask you to hear our plea and change the zoning on 32nd Street to:

M1-2/R6B.

Please look at the map and visualize what I saw on my walk around the block. . .

When I walked up 33rd Street between 37th & 36th Avenue I noticed.

The large building on 33rd Street known City View

had it's front walls right at the building line, no beautiful entrance,

but as I walked around the block from 36th Avenue to 32nd St.

I realized that 32nd Street would be perfect for

front entrance ways to this building

with trees and driveways, for this behemoth.

That would be the end of 32nd Street.

It would be quite feasible for the owners of these building to try to squeeze us out.

With the proposed M1-2/R5B zoning we would become

entrance ways and exits to the bigger buildings

behind us on both sides of the street.

Encroaching on us

No light. Just shadows

Look at 32nd Street on the map

Red, All Red, Surrounded by Red.

No orange

If you look at the area on the map surrounding us you can
see how these buildings will overshadow us.

And us a little yellow rectangle

No smiley faces here.

The City Planning Department & Dutch Kills Civic Association

did a great job in their race against time

and we would like to thank them

for all their hard work.

But, please, we are asking for the survival of 32nd Street.

Not as front yards for big buildings.

But as a viable little community.

We do not want to be engulfed,

literally taken over

and ultimately wiped out.

We are a very special place,

A Little History of 32nd Street.

Ethel Merman was born on this block.

My grandma

sponsored many people to come here from Italy

she fed and housed them during the depression,

This was her home.

My grandfather was the

neighborhood barber on this block

This was his home.

My Aunt Anita had her dancing school here,

This was her home.

My Aunt Marion taught piano & voice,

She was in the Metropolitan Opera

but had to leave to go to work in a factory to help

pay the \$5.00 a week toward the mortgage so

they wouldn't lose their home during the Depression.

This was her home

My Dad was raised here.

This was his home

My sister and I grew up visiting here as much loved grandchildren.

Eventually my Mom & Dad & Sister

came to live here

and I came with my daughter.

This was our home

My children want to live in the city with their children

and this would be the 5th generation

to make 32nd Street **their home.**

But there is no way to do this

if the needs of the people of 32nd Street

are not taken into consideration.

As individuals if there is no ability to grow into what's an emerging community

outsiders will just scoop us up as exits and entrances.

My house in Dutch Kills is in disrepair,

because of my inability ability to get a mortgage,

but it is not abandoned

all the memories and hope for the future is still here.

And with your support I know that all will be well

for myself, my children and my grandchildren.

Please save our little community

Our one block neighborhood

Our Homes

Our way of life.

Madam Chairperson Burden and fellow Commissioners
We invite you to come to our block and visit the neighborhood
and you will understand what we mean.

Respectfully

Barbara Vetell

Mr. & Mrs. Anthony Schettino
Mr. & Mrs. Nicholas Ferreri & Family
39-39 27th Street
Long Island City, N.Y. 11101

July 18, 2008

The City Planning Commission
22 Reade Street
New York, NY 10007

Subject: Dutch Kills Re-Zoning – **Please Approve with Amendments**

Dear Commissioners:

My name is Vienna Ferreri, I am 49 years old and I am living in my home with my family at 39-39 27th Street for the past 40 years. I live here with my husband and my son and I am the caretaker of my elderly parents, Anthony and Yolanda Schettino who love our close knit community and refuse to move away. My mother Yolanda is 81 years old and suffers from Alzheimer's, my father Anthony is 86.

When the Dutch Kills plans were made with New York City Planning about three years ago, our target and priority was to keep our 2 and 3 family tree lined blocks just the way they were....Low density.

Since then, several developers moved in and scooped up every lot of property that was available and "As of Right" started their planning of building commercial buildings in the form of "Transient Hotels" with the 5 FAR they were entitled to.

Two 2 family homes were sold next door to me and right now there is a 9 story, 98' hotel being erected which will be attached to my home. Through the demolition, excavation and underpinning processes, the foundation of my home has been greatly compromised. We all live here day by day wondering and worrying what will happen to our beloved home next.

Within a two block radius of our home, 5+, 10 story or higher hotels are in the building stages. Right now there are approximately 15+ hotels being built within a 6 block radius of our home, many being waived of any parking. Every day, there's another home being sold, being demolished and another hotel being approved and being given permits by DOB to build. Our quality of life has been reduced drastically. Our hopes and targets for keeping our low density, tree lined blocks are long forgotten.

In lieu of our targets for low density, we have been invaded by high density enormous buildings which are towering our homes and overlooking our private backyards. Being that the target for low density has been completely overgrown, I feel now that we homeowners are being robbed. With the proposed zoning, we can only build 33'. With a 98' building being erected up against my home; I strongly feel that the targeted 1.65 FAR allowing only 33' for residential building should be increased.

At the Community Board 1 public meeting recently held, CB1 has recommended 2 FAR/40' for residential building and 3 FAR/50' for commercial building. Where is the equality here? Why commercial space should be given a higher FAR than residential space is unimaginable and truly unfair. If Commercial owners can build 5-7 stories why shouldn't we homeowners be afforded the same chance of a brighter future by allowing us homeowners the equal opportunity to build higher also? Our homes are our biggest assets. They are all we have left.

I am asking that you please approve the proposed zoning allowing residential building "As of Right" with an amendment recommending at least 3 FAR for residential also. We homeowners should be afforded the same height as commercial owners. So much has been taken away from us; please don't take our only assets away too. I think that 5-7 stories are a fair number considering the height of the buildings that surround us now.

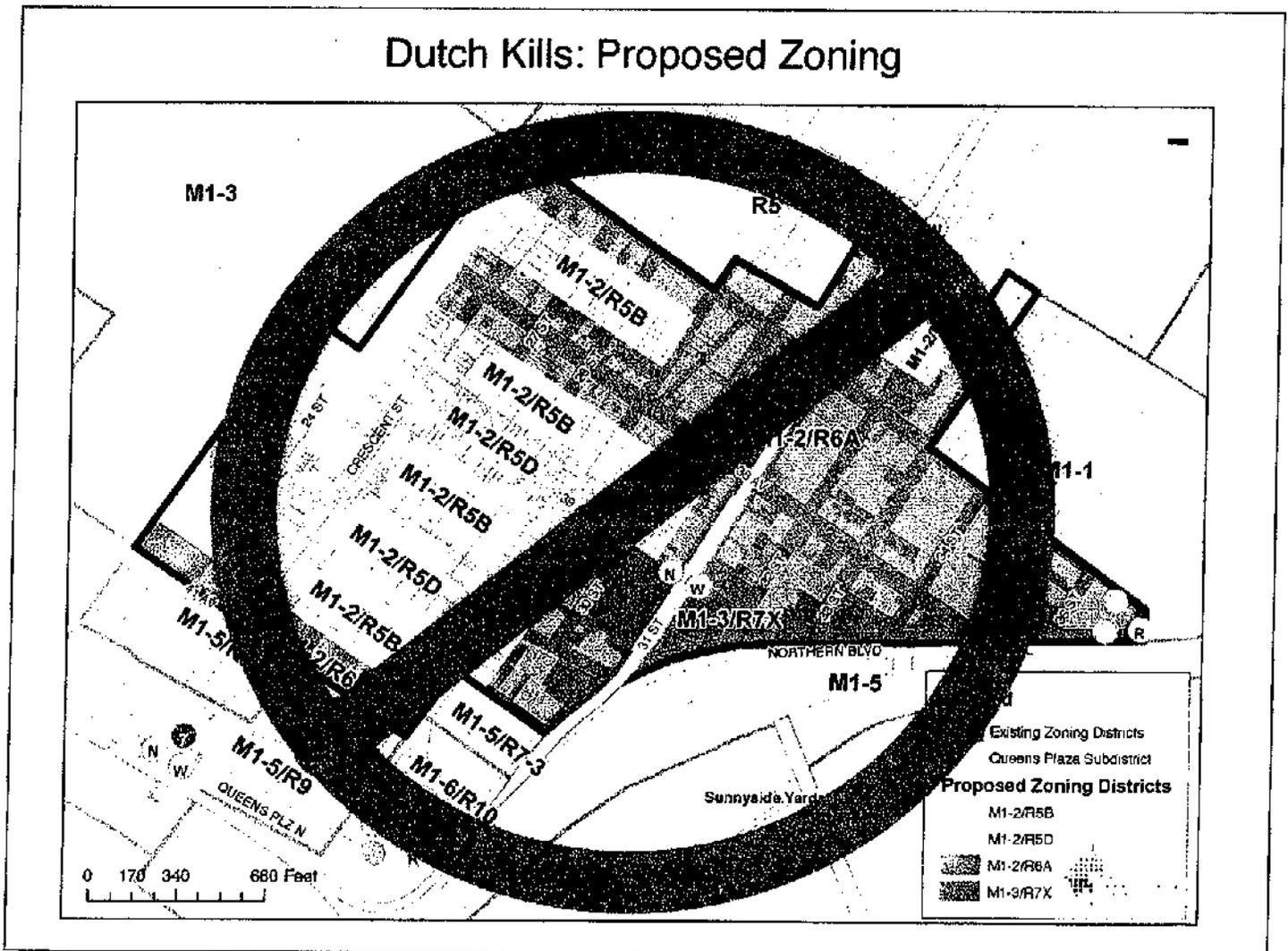
I sincerely thank you for your consideration in advance,

Respectfully,

Vienna Ferreri & Family

AN UNNECESSARY ATTACK AGAINST SMALL BUSINESS AND MANUFACTURING

Dutch Kills: Proposed Zoning



A Policy Paper by the Dutch Kills
Property Owners Association, Inc.

For Further Information: Contact - Robert S. Altman: 212-232-8713 / Eric Palatnik: 212-425-4343

THE COMMERCIAL DOWNZONING OF DUTCH KILLS HURTS DUTCH KILLS AND NEW YORK BY:

- LIMITING THE ABILITY OF SMALL BUSINESSES TO EXPAND;**
- DISCOURAGING SMALL BUSINESSES THAT MUST BE LOCATED NEAR MANHATTAN AND THAT ARE RELOCATING FROM STAYING IN NEW YORK CITY;**
- FAILING TO ACCOUNT FOR THE POTENTIAL LOSS OF MANUFACTURING SPACE CAUSED BY THE RESIDENTIAL REZONING; AND**
- FAILING TO ALLOW FOR THE COMMERCIAL EXPANSION OF THE GEOGRAPHIC CENTER OF NEW YORK CITY.**

THE COMMERCIAL DOWNZONING OF DUTCH KILLS MUST BE STOPPED.

ALLOW THE BUSINESSES OF DUTCH KILLS TO LIVE THEIR DREAMS AND CREATE JOBS.

KEEP COMMERCIAL FLOOR AREA RATIO AT FIVE AND SAVE INDUSTRIAL JOBS IN NEW YORK CITY.

I. WHO WE ARE AND WHAT WE WANT.

We are the Dutch Kills Property Owners Association, a recently formed, growing and expanding group of businesses that are also property owners in the Dutch Kills area of Long Island City, Queens. This organization was formally created in June of 2008, but despite its recent formation, it already boasts 55 small business and property owners (and this number is increasing everyday), and a significant portion of the property negatively impacted by the proposed rezoning of the Dutch Kills area.

The Department of City Planning (DCP) has proposed a rezoning of the Dutch Kills area that was certified in late May, 2008. This rezoning would lower the amount of commercial floor area that businesses can use to develop their properties. Simply put, businesses that currently have additional rights to expand their businesses and create jobs, would now find their opportunities for such expansion severely curtailed or eliminated altogether. While additional new development rights are added for residential that will undoubtedly benefit some landlords, the owners of commercial space in Dutch Kills are most often owners and operators of their own businesses. Many need affordable locations near Manhattan or a location central to their five borough based clientele. These businesses are not interested in residential development rights. They are interested in their ability to expand, a current right that is curtailed or eliminated under the current DCP proposal.

One thing our Association does not necessarily care about is that the loss of commercial development rights will lessen the value of their property. The fact that much of the area is receiving residential zoning will increase the values of many properties. If our businesses were interested in "selling out", then we would simply accept the new zoning and sell out in a few years to a residential developer. However, instead, we are fighting for our businesses and our economic livelihood. We want to be in Dutch Kills, we want to expand in Dutch Kills, we want to grow, create jobs, and live the American dream here, not in New Jersey, not on Long Island, not in Virginia, but here, in the greatest city in the world.

The following pages lay out for you why the DCP proposal is bad for Dutch Kills, bad for business, and bad for the City. DCP's reengineering attempts to take a traditionally industrial and commercial area and make large parts of it a residential area, forcing out manufacturers and other small businesses. As the City enters a period of serious economic downturn, it should rethink endangering such a community.

Additionally, we believe that it is important for you to realize that the current DCP proposal harms real businesses and real people. For this reason, we have included a cross-section of five businesses negatively impacted by the DCP proposal who tell their story about how the commercial downzoning impacts them.

We believe that once you review our policy arguments and hear our stories, you will understand why the City of New York needs to seriously reconsider the DCP proposal and not lessen the ability of businesses to create jobs.

II. WHY LOWERING COMMERCIAL FLOOR AREA RATIO IN DUTCH KILLS IS BAD FOR THE NEIGHBORHOOD AND BAD FOR NEW YORK CITY.

A. THE NEED TO PRESERVE OPPORTUNITIES FOR MANUFACTURING AND SMALL BUSINESSES.

Dutch Kills may be one of the last communities of its kind in New York City. For years, three communities in New York City served as preserves for small and industrial businesses that needed good transportation with close access to Manhattan, while not being in Manhattan and paying its higher rents. These communities were Williamsburgh, Greenpoint and Long Island City. Over the past fifteen years, the two Brooklyn communities have seen a serious redevelopment with massive amounts of commercial space either converted to residential space or converted into much higher end commercial use, usually for tenants able to pay significant, almost Manhattan-style rents. Over the past five years, the areas of Long Island City immediately adjacent to Queens Plaza (also known as "the Plaza") and in Hunters Point (the area south of Queens Plaza and continuing to Newtown Creek) have seen a similar expansion. In fact, if you walk through the Queens Plaza and Hunters Point area, you immediately recognize that in three to five years, the area will look nothing like it did just five years ago. But as you look at all this residential and high-end commercial development, some major questions remain unanswered: Where did all those businesses go? What happened to all that industrial space? Have industrial rents been impacted? Where can small businesses go?

The answers to these questions are not as pleasant as some would like to think. What happened to all that industrial space? A simple look at the area reveals that it was eliminated and not replaced. Have industrial rents been impacted? Industrial rents in the Hunters Point area have risen from the \$7 to \$9 per square foot range to the \$15 through \$18 per square foot range in just a few years. Commercial rents have experienced a similar inflation in pricing. Where can small businesses go? Some small businesses have relocated to New Jersey. New Jersey happens to be an excellent option if proximity to Manhattan is a key focus of a business. However, more and more Dutch Kills has become an option for these businesses.

Industrial and commercial space in Dutch Kills is limited for a variety of reasons, some of which are discussed below. The City-wide loss in industrial space caused by the redevelopment of Brooklyn and a major portion of Long Island City means that there are limited areas that have the opportunity for expansion. This is even more true if a small business must be close to Manhattan. As a result, Dutch Kills is now poised to continue its economic expansion.

Small industrial spaces with reasonable rents with close proximity to Manhattan are becoming harder and harder to find. Much of the space south of the Plaza (and in the aforementioned areas of Brooklyn) are in larger buildings where landlords are either charging relatively high rents or where the landlord will not want to subdivide for a smaller entity. The buildings in Dutch Kills are different. For the most part, they have smaller floor plates and smaller lots, meaning that a 5,000 square foot footprint on a floor is more prevalent and as a result there is less hostility to leasing to small businesses. In fact, in many instances, the only potential tenant will be a small business.

These pressures on small business will only increase in the years ahead. Part of the DCP proposal is to allow for more residential development. While the Dutch Kill Property Owners do not oppose such rezoning, it is not inconceivable to think that even more industrial space will be lost to redevelopment of sites converting from industrial to residential. Even now businesses are approaching other business discussing how to redevelop properties so that their businesses can expand in partnership while allowing for the project to be subsidized by additional commercial or industrial space to be leased to another party.

Rather than discouraging such development, as the City enters difficult economic times, these expansions efforts should be promoted and encouraged. Some of the stories in the following third section detail a few of the many plans for redevelopment in the area along the lines allowed by the current zoning. The DCP proposal will kill many plans and many dreams. It must not be allowed to pass in its current form.

B. THE NEED TO ALLOW FOR EXPANSION OF PRESENT BUSINESSES.

One of the main issues not taken into account by the DCP proposal is the need for the businesses currently located in Dutch Kills to expand. While DCP staff spent a significant amount of time meeting with the Dutch Kills Civic Association, a residential community group, it only recently met with the commercial owners to get our views. This is somewhat ironic, because even according to information provided by the Civic Association, Dutch Kills is predominantly commercial property, much of it owned by the businesses located there. Thus, it is surprising that the DCP staff would spend significant time with an organization that represents only a small portion of the community and no time with the owners of properties that dominate the neighborhood.

This failure has led to misconceptions about current businesses' future plans in Dutch Kills. DCP falsely believes that a floor area ratio of two will suffice for these businesses' expansion plans. Some of the attached stories show the inaccuracy of this assumption.

In the past, many of these businesses would have chosen to purchase a neighboring property (property that in many cases was residential) and expand horizontally. But the dramatic rise in real estate prices over the past few years has taken away this option. Vertical expansion is the only option our businesses now have.

Moreover, while DCP has stated a willingness to revisit its plan in ten years, this proposal for a later review is shockingly inadequate. First, if DCP is wrong, then the City will see a mass exodus of businesses and jobs from Dutch Kills, most probably to areas outside of the City of New York. Second, a later review is bound to run into its own problems and political demands from a community that will contain significant amounts of residential newcomers who will no doubt want to see our businesses leave Dutch Kills altogether rather than see us expand our operations.

Finally, ten years is an eternity in business and those ten years are only for a promised review. In truth, the review will probably take years just to be completed and then even more time to be passed, if it does pass. Our businesses need certainty now. They need to know that they can expand over the next twenty years. Businesses have moved to this location knowing they had expansion capability for years to come. If DCP had spoken with us, they would have known this. Now, only under the pressure of moving this proposal forward has DCP spoken to us. This is woefully inadequate.

C. MANHATTAN BUSINESSES THAT ARE RELOCATING NEED DUTCH KILLS TO EXPAND COMMERCIALY.

One of the more interesting phenomena over the past few years has been the acceleration of businesses moving out of Manhattan to Dutch Kills, with many of these businesses being small businesses. It is easy to understand why this is the case. Dutch Kills has excellent transportation access to Manhattan with most sites being within four blocks or less from a subway or elevated train station. Such easy access allows for the Manhattan clients of these businesses to easily reach the new location and it allows the businesses to continue to make deliveries or visit clients, often without the need to use automobiles (and thus relieving Manhattan congestion). Moreover, many small businesses are at the end of long-term Manhattan leases and face situations where their building has or is in the process of converting from an industrial use to a commercial use. As a result, if the business had stayed in Manhattan, it would have seen rents go from potentially \$6 per square foot to \$40 per square foot. Even a move to Dutch Kills will result in a rent increase.

But the City, to its great credit, does have benefits to lessen the blow. Every business, simply by moving from Manhattan south of 96th Street to Dutch Kills can qualify for the Energy Costs Savings Program and receive a significant reduction in their energy costs. In most cases, manufacturers can obtain rent credits through the Commercial Expansion Program. And if the business moves into an eligible building or premises, it can receive a redeemable tax credit of \$3,000 per relocated employee.

¹And it should be noted again that this belief fails to account for the growing expansion industrial pressures from the loss of industrial space in Brooklyn, Long Island City, and as discussed later, Manhattan.

For this reason, Long Island City in general has been an area of choice for businesses that want to have close proximity to Manhattan and that wish to minimize disruptions to their workers' commuter patterns. However, firms with smaller footprints are having more and more difficulty finding adequate space. Due to the relocation of larger entities, various landlords do not feel the need to subdivide space below 10,000 square feet, leaving slimmer pickings for small business. Moreover, many spaces that previously were industrial in the area south of the Plaza have been lost to residential development. As a result, sales prices in Dutch Kills have experienced pressures.

These pressures can be relieved by vertical expansion of the commercial properties in Dutch Kills. Already businesses are purchasing properties and expanding them and using part of the expansion to lease to other businesses in order to subsidize the purchase and renovation of the property. This expansion for the benefit of other businesses also helps the owner, as in future years, if that business expands, it can then reclaim space rather than relocate.

With the redevelopment of so much space to residential and high-end commercial, Dutch Kills remains the last area adjacent to Manhattan that has the potential to be used for small business. Considering that small business is the economic engine of the American economy, it is curious that DCP would present a proposal that is so harmful to it

CONCLUSION.

In its discussion with us, DCP staff stated that it felt that it had not quite gotten right the re-zonings in other similar areas of this City and that Dutch Kills was its opportunity to see if it can get it "right." Maybe the rezoning of our area is a nice intellectual academic exercise for DCP, but for us it is a potentially scary end to our American dream.

We now invite you to read about the pragmatic effects that the DCP proposal will have for real businesses in Dutch Kills

2 A prime concern of businesses moving out of Manhattan is their ability to keep their workforce, many of which do not own cars. For this reason, there are vast stretches of areas of the city which are impractical to Manhattan businesses because after using the subway, they require a bus or a car. Moreover, even if there is a subway nearby, if the stop is in the outer areas of the boroughs, it will still be impractical. Dutch Kills is the first and second subway stops in Queens and will not result in major commuter disruptions for most businesses' workers..

III. THE STORIES OF DUTCH KILLS.

The following pages contain true stories of the businesses currently located in Dutch Kills. Their stories are not abstract numbers or economic theory, but stories about real small businesses and their plans for future expansion. By bringing concrete reality to what is now a theoretical argument, we hope that you will understand the failure of the current rezoning proposal, and that in doing so, you will decide to discard the bad parts of the proposal and keep the good.

EFFICIENT AUTOMATED MACHINE CORP.: SPACE FOR CUTTING EDGE WORK IN DUTCH KILLS



My name is Robert Calleja and I am Vice President and one of the owners of Efficient Automated Machine Corp. in Dutch Kills. Our business was formed in 1938, originally as Efficient Machine Shop. Since 1974, we have purchased multiple adjacent properties as we faced the need to expand. With the recent surge in prices in New York City, horizontal expansion is no longer feasible.

In 1984, our company reinvented itself. While our family still is involved in general machine work and machine building, in the mid-eighties we formed a new company, Efficient Automated Machine Corp. (also known as "EAM"). This new company deals strictly in designing and manufacturing high-speed machinery for the Pharmaceutical and Cosmetics industries. We have a global clientele.

EAM recently aligned with Hewlett-Packard in a new venture that involves digital ink-jet printing on pharmaceutical tablets and capsules. HP expects this new procedure to have a major impact on the Pharmaceutical industry as it is the first change in tablet printing in fifty (50) years. EAM IS THE ONLY COMPANY WORKING WITH HP TO MANUFACTURE THE EQUIPMENT TO MAKE THIS HAPPEN. It is expected that when this method is accepted, it could expand our business ten times from its current level. Almost immediately, we would need to expand our current manufacturing facility. This could only be done by taking full advantage of our current property rights or by moving. We do not want to move.

Our current workforce is 18 people. We see ourselves expanding to 30 to 40 people once this project begins. And if the project proves successful, well frankly, then we have yet to calculate the increase in space and employment that we may need, but you can assume we are very excited about the possibilities.

EAM is not asking for anything new or something we do not have. All we ask is to be kept in the same zoning classification as we now possess.

J&P DECORATORS: SPACE FOR THE NEEDLE TRADES IN DUTCH KILLS



My name is Jody Xuereb and I am one of the owners of J&P Decorators. J&P is a family owned business that owns two properties at 25-09 and 25-11 40th Avenue in Dutch Kills. At our location, we make high-end custom upholstered furniture and have been doing so since 1967. We build furniture for some of the world's most recognized businesses, as well as sports and media personalities. We export worldwide and we employ 25 people.

Currently our two small properties contain 8,000 square feet of industrial space. However, we are bursting at the seams. Our business has grown exponentially. Over the past decade, we have tripled our work staff and we now attract some of the world's top furniture designers to our property, which is a mere two blocks away from the subway station and the Queensboro/59th Street Bridge.

Previously, we could have expanded incrementally. But the proposed floor area ratio of 2 under the current Department of City Planning proposal is insufficient for our needs. Moreover, in planning our expansion, various related businesses in Long Island City have approached us, being that we are small community and we speak to one another. These other businesses know we are considering the expansion of our property and many of these businesses face the end of their leases in the next few years. Because some of them are in more expensive areas of Long Island City, they expect to be priced out of their spaces. For this reason, we have entered into talks about expanding our premises even further, taking in additional tenants and having a community of businesses that complement our own.

We purchased this property for the explicit reason of being able to accommodate our projected growth. Working with other businesses, we now have the opportunity to turn our property into a real showcase for us and related businesses. Unfortunately, the proposed FAR by the City will immediately kill those plans and possibly force our relocation.

For some people that might sound okay. Under the proposed Department plan, they can sell out to a residential developer, make a bundle of money, and leave. But our family is here because we love what we do. We do not view our property as a lottery ticket, but rather as a place for our business to grow and for us to continue expanding and doing what we do best, making furniture. Our family would hate to see this commercial downzoning destroy that vision.

The commercial downzoning should be rejected in its current form.

■ FLUX FACTORY: SPACE FOR THE ARTS IN DUTCH KILLS

My name is Nicholas Griffin and I am on the Board of Directors of Flux Factory. Flux Factory is a non-profit arts and education organization that has been located in Long Island City for almost ten years. Because of an MTA expansion project, our lease has been condemned.

To establish a more permanent home, Flux Factory has been looking for a new home to purchase in Dutch Kills. We located a property and are negotiating a contract with the landowner. However, our negotiations have been placed on hold due to the proposed down-zoning of commercial space in the area. Our project only works if we can build several more floors creating more space that we will lease to additional arts organizations. With a floor area ratio (FAR) of 5, we can build the additional space and purchase the building with our partner. If the FAR is less, the project is not financially viable and it will be difficult to reorganize in another community. But the loss is not only our own, as three other arts organizations who were excited about joining us would now be forced to abandon our joint goal.

All along, our vision has been to create a community of creative organizations, companies and individuals in a dynamic building with opportunities for collaboration. This would make Dutch Kills a more vibrant and active creative hub, attractive for local residents and culture seekers from throughout the City.

Unfortunately, the proposed rezoning does not take into account the giant commercial potential of this area. It fails to realize that other like organizations are seriously considering similar projects and Flux Factory will consider doing more than one of these types of projects should its initial project be successful. For these reasons, we ask that the proposed commercial down-zoning of the Dutch Kills area be rejected so that the Flux Factory and other businesses that need to be close to Manhattan can continue to have a relatively inexpensive haven in the Long Island City area.

SEE FACTOR: SPACE FOR SUPPORTING THE FILM INDUSTRY IN DUTCH KILLS



My name is Robert (Bob) See and I am the owner of See Factor located at 37-11 30th Street in Dutch Kills. See Factor is a business that was originally located in lower Manhattan but relocated to our current factory building in Dutch Kills in 1979. Our property is partially built out to a 3 FAR already. Should the proposed commercial downzoning go through, it will be impossible to expand my property as anticipated. And except for Bright Star Industries, See Factor owns nearly the entire block upon which it is located.

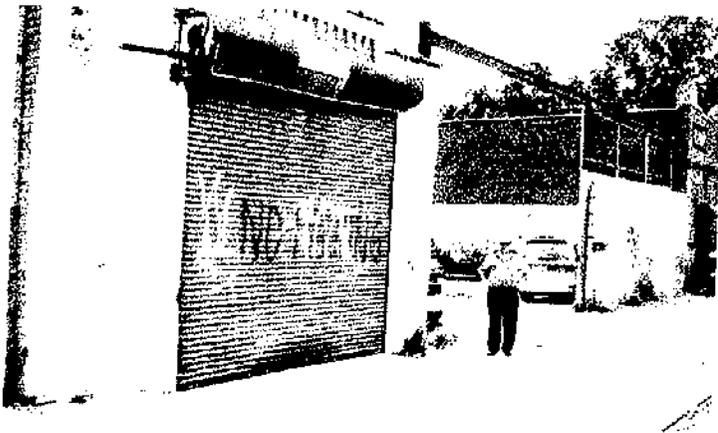
See Factor provides equipment and personnel to the movie and television industry in New York City, as well as to major events, such as the Papal visit, the Democratic Convention and Madison Square Garden. We employ 80 people, many of whom come from the local community.

A commercial downzoning of my property would be especially problematic. I moved my business from my previous location in lower Manhattan because I needed to expand, but under the zoning in that area, I could not add square footage to that property. I moved to Long Island City and my current property in particular, mainly because I understood that if I needed to expand I had additional development rights available to me.

Moreover, I have entered into talks with Bright Star Industries to engage in a joint venture for the block that we are on. This venture would expand services to the film industry and require redevelopment of the block to its current maximum FAR. This venture is based upon talks with other larger entities in the film industry. Needless to say, should the FAR of my property be reduced, not only would I lose the ability to expand my business, I would lose the ability to expand into this new exciting field.

I want to employ more people. I want to expand into new service areas for the film industry. In today's changing economic environment if you do not anticipate tomorrow, you will be soon be lost. The current FAR has allowed me to plan for tomorrow. All the commercial downzoning will do is sentence me to a problematic past that I moved away from. I must be allowed the flexibility to expand and grow. And the current proposal takes that away. It should be rejected in its current form.

HEPHAISTOS TILE AND THEA POLIS: SPACE FOR A CURRENT EXPANSION IN DUTCH KILLS



My name is Michael Karantidis and I am the owner of two businesses and two properties in Dutch Kills. The business names are Hephaistos Tile and Thea Polis. The businesses are located at 38-23 24th Street and 24-14 37th Street. At these sites, we conduct or plan to conduct light metal fabrication, to supply building materials and to have a small laboratory. Our business currently employs fifty people and we plan to expand to 100 people based upon our future expansion plans. This expansion was planned before we even knew of the proposed commercial downzoning.

What is somewhat ironic is that the planned commercial downzoning assumed so many facts about the businesses in our area while not even talking to us. Our expansion plans were well underway before the proposed downzoning. For example, we have already completed most of the foundation for a planned six story expansion of one of our two sites. The plans have been approved by the Buildings Department and work is underway. When complete, this site would have light manufacturing and additional building supply material storage.

We have another set of plans for our second site. This expansion would involved the creation of an eleven story building to be used in connection with the laboratory, light metal fabrication and additional storage of building materials. However, while the first site will have its zoning rights vested upon completion of the foundation, the next site is not similarly treated because, due to our projected growth and financial considerations, construction on that site will not begin until construction on the first site is complete. Obviously, my business planned our expansion here in Dutch Kills, and so I am quite concerned that my plans are about to go awry, because a government agency does not seem to comprehend the needs of the business community in the area.

I am not asking you to increase the zoning in the area for commercial businesses, although in future years, I hope I can pressure you because I may need the increase to create more jobs. However, I am asking you just to leave things as they are. Our community businesses need a 5 FAR. Please do not change what is vital for my businesses and other businesses in our community.

32nd Street Petition for an
Amendment for SUB Area C (EIS
- A5) of the proposed Dutch Kills
rezoning.**

****Petition enclosed with signature of 28
out of 30 Home owners of Sub Area C.**

Queen Borough President Recommendation

Queens Borough President Recommendation

APPLICANT: ULRIP 868629 ZMS

COMMUNITY BOARD: QRS

DATE: 11/11/13

The applicant, ULRIP 868629 ZMS, is a residential property owner located at 37th Street between 37th Avenue and 38th Avenue, Long Island City, Queens, New York 11101. The applicant is seeking a Certificate of Occupancy (CO) for the property, which is currently vacant. The property is a two-story brick building with a total area of approximately 1,500 square feet. The applicant has provided a detailed site plan and floor plan for the property, which shows the proposed use of the building as a residential unit. The applicant has also provided a letter of support from the local community board, which is in favor of the proposed use of the property.

The property is located in a residential neighborhood and is surrounded by other residential buildings. The proposed use of the property as a residential unit is consistent with the zoning regulations for the area. The applicant has provided a detailed description of the proposed use of the property, which includes the number of bedrooms, bathrooms, and other features of the unit. The applicant has also provided a detailed description of the proposed use of the property, which includes the number of bedrooms, bathrooms, and other features of the unit.

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QUEENS BOROUGH PRESIDENT'S RECOMMENDATION
ULRIP 868629 ZMS
Page Two

Several industrial/commercial property owners located that they would be in the area of the property at the back of the property of the 37th Street between 37th Avenue and 38th Avenue. They are also nearby locations that included residential development. ULRIP 868629 ZMS may be eligible for a nearby residential development. The rest of their business, which is nearby residential.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of the application with conditions as follows:

- The records of 37th Street between 37th Avenue and 38th Avenue should be thoroughly searched for all records about being abandoned by building more than two stories in height of their building. Working with these property owners, QCR should investigate if a residential unit is proposed in a building that is inclusive of the residents building height that would be more compatible with the height of the surrounding buildings.

Long Island City is one of the New York City's largest and most diverse communities. It is a vibrant and growing neighborhood with a rich history and a strong sense of community. The proposed use of the property as a residential unit is consistent with the zoning regulations for the area and will help to revitalize the neighborhood and create new jobs and housing opportunities.

PRESIDENT, BOROUGH OF QUEENS

DATE

Dutch Kills Redevelopment Plan

EIS – p 2-14

- **SUBAREA A5**
- Located at the northeast corner of the primary study area, Sub area A5 is bounded mid-block on the west between 31st and 32nd Streets, by 33rd Street on the east and 36th and 37th Avenues on the north and south.
- This sub area contains blocks 600 and 601, and as seen in Figure 2-9, land uses are predominately residential in nature through the central section of the sub area, bounded by more mixed uses along 36th Avenue at the north.
- Unlike the residential buildings found throughout the larger study area, dwellings found here are quite uniform, resulting in a more coherent street wall.
- Clad in both wood and vinyl siding, most residential buildings here are two-stories tall situated in a dense pattern along 32nd Street.
- Few spaces exist between buildings, and few supplementary land uses are found except for one industrial establishment on the east side of 32nd Street, and one corner of mixed commercial and residential uses at the intersection of 33rd Street and 36th Avenue.

Final Scope of Work
Dutch Kills Rezoning and Related Actions
CEQR No. 08DCP021Q Page 5

The proposed sub district would be guided by the following goals:

- To foster development in Dutch Kills and provide direction and incentives for future growth where appropriate.
- To provide transitions between the moderate/high density commercial core of Long Island City, the lower scale residential community in Dutch Kills and the higher density light industrial and retail strip at the edge.
- To encourage new development that is in character with the special mixed-use character of the area.
- To promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

ZONING

The proposed actions would result in a rezoning of all blocks within the rezoning area. The proposed zoning designations would encourage moderate- and higher-density development within close proximity to public transportation and support continued economic growth in a mixed-use residential, commercial and light industrial community.

Dutch Kills Redevelopment Plan EIS p. 2-48

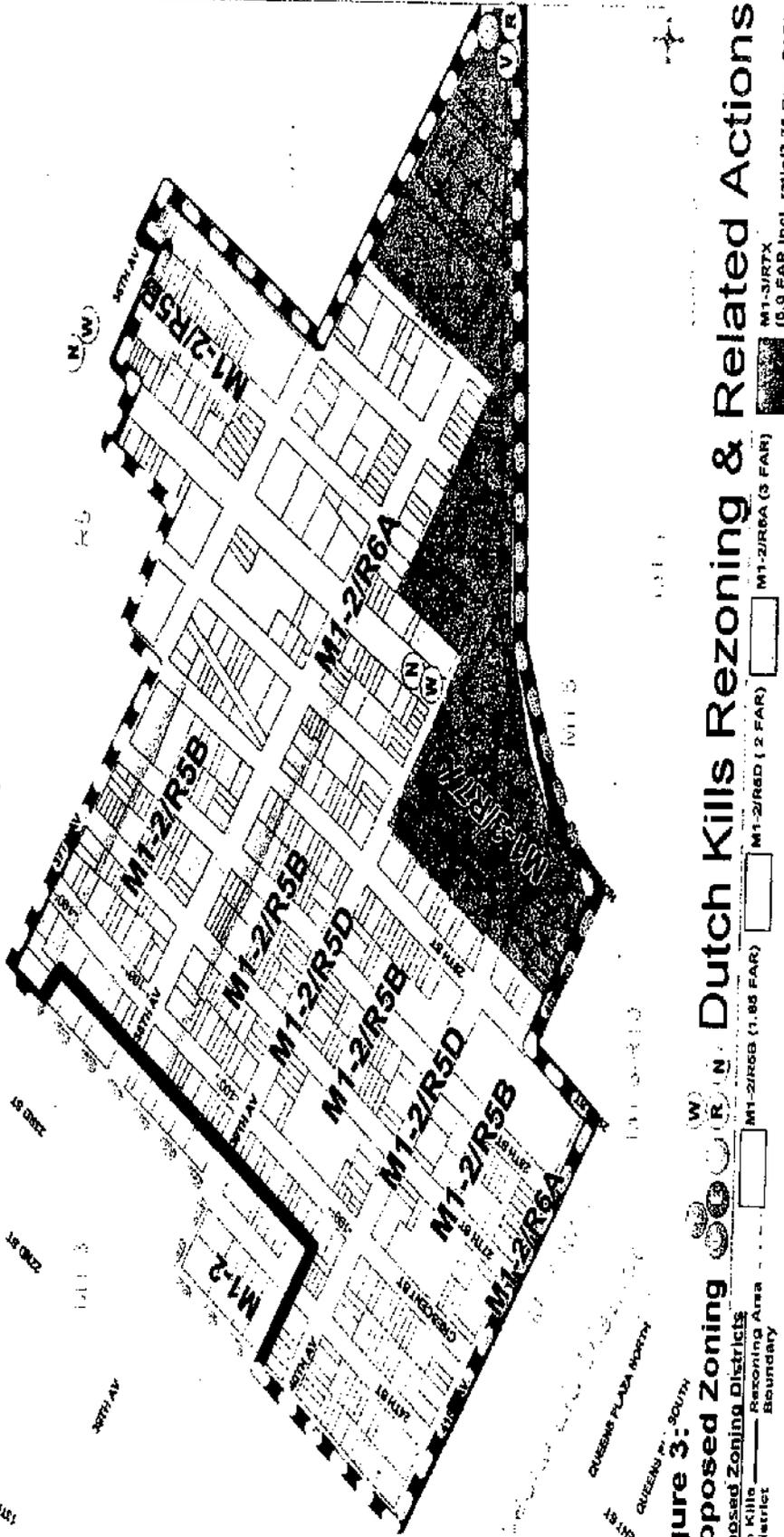


Figure 3: Proposed Zoning
Dutch Kills Rezoning Area Boundary
Subdistrict Boundary
Resoning Area

M1-2/R5B (1.80 FAR)
M1-2/R5D (1.80 FAR)
M1-2/R6A (2 FAR)
M1-2/R6B (1.80 FAR)
M1-2/R6C (3 FAR)
M1-2/R6D (2 FAR)
M1-2/R6E (3 FAR)
M1-2/R6F (3 FAR)
M1-2/R6G (3 FAR)
M1-2/R6H (3 FAR)
M1-2/R6I (3 FAR)
M1-2/R6J (3 FAR)
M1-2/R6K (3 FAR)
M1-2/R6L (3 FAR)
M1-2/R6M (3 FAR)
M1-2/R6N (3 FAR)
M1-2/R6O (3 FAR)
M1-2/R6P (3 FAR)
M1-2/R6Q (3 FAR)
M1-2/R6R (3 FAR)
M1-2/R6S (3 FAR)
M1-2/R6T (3 FAR)
M1-2/R6U (3 FAR)
M1-2/R6V (3 FAR)
M1-2/R6W (3 FAR)
M1-2/R6X (3 FAR)
M1-2/R6Y (3 FAR)
M1-2/R6Z (3 FAR)

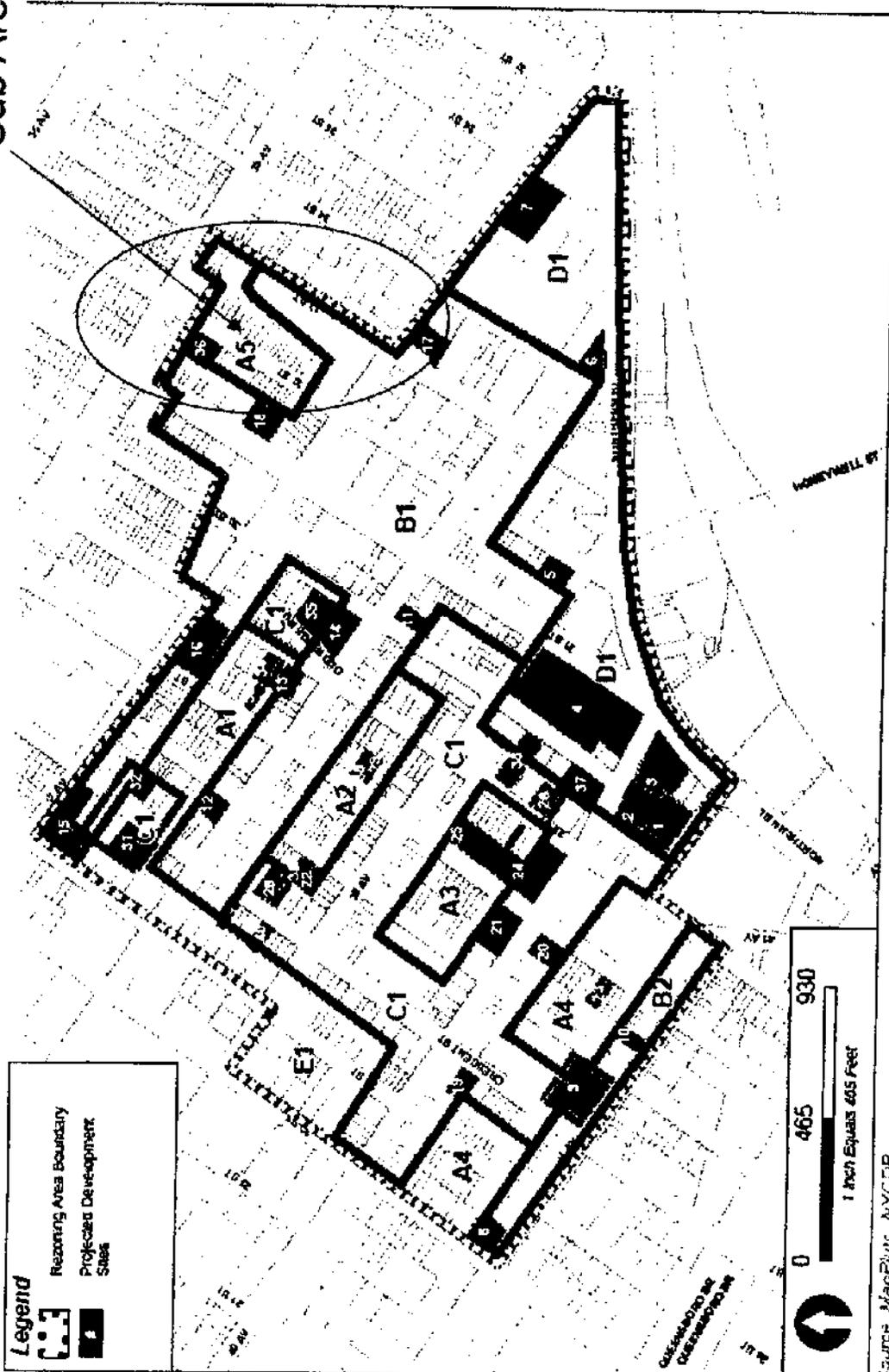
Dutch Kills Redevelopment Plan EIS

P. 2-44

Sub areas A1 through A5

- Sub areas A1 through A5, which cover a large portion of the midblock areas in the western portion of the rezoning area, would help maintain a sense of continuity as new residential units are introduced to the area.
- In the future condition with the proposed actions, zoning designations in these sub areas would be M1-2/R5B.
- The new designation would allow for a maximum residential FAR of 1.65, the lowest FAR under the proposed actions.
- The maximum FAR for community facilities, industrial, and commercial uses would be 2.0.
- The FAR in these areas would help maintain the existing context and preserve the area as a low- to moderate-density mixed-use community.

Sub Area C



Legend

- Zoning Area Boundary
- Projected Development Sites

0 465 930

1 inch Equals 465 Feet

Source: MapInfo, NYCDP

New York City Department of City Planning
Dutch Kills Rezoning and Related Actions
Projected Development Sites and Proposed Zoning
The Louis Berger Group, Inc. Figure 2-20

Dutch Kills Redevelopment Plan EIS

p. 2-40

Sub area A5

Two projected development sites have identified in this sub area (Sites 36 and 37).

Both sites are located on the western side of 32nd Street and currently include manufacturing uses.

In the future with the proposed actions, these properties are expected to add approximately 103 dwelling units and remove approximately 72,700 square feet of potential commercial use from the future condition without the proposed actions.

The introduction of these new residential uses would solidify the existing residential character present in this portion of the 32nd Street corridor.

Sub Area C

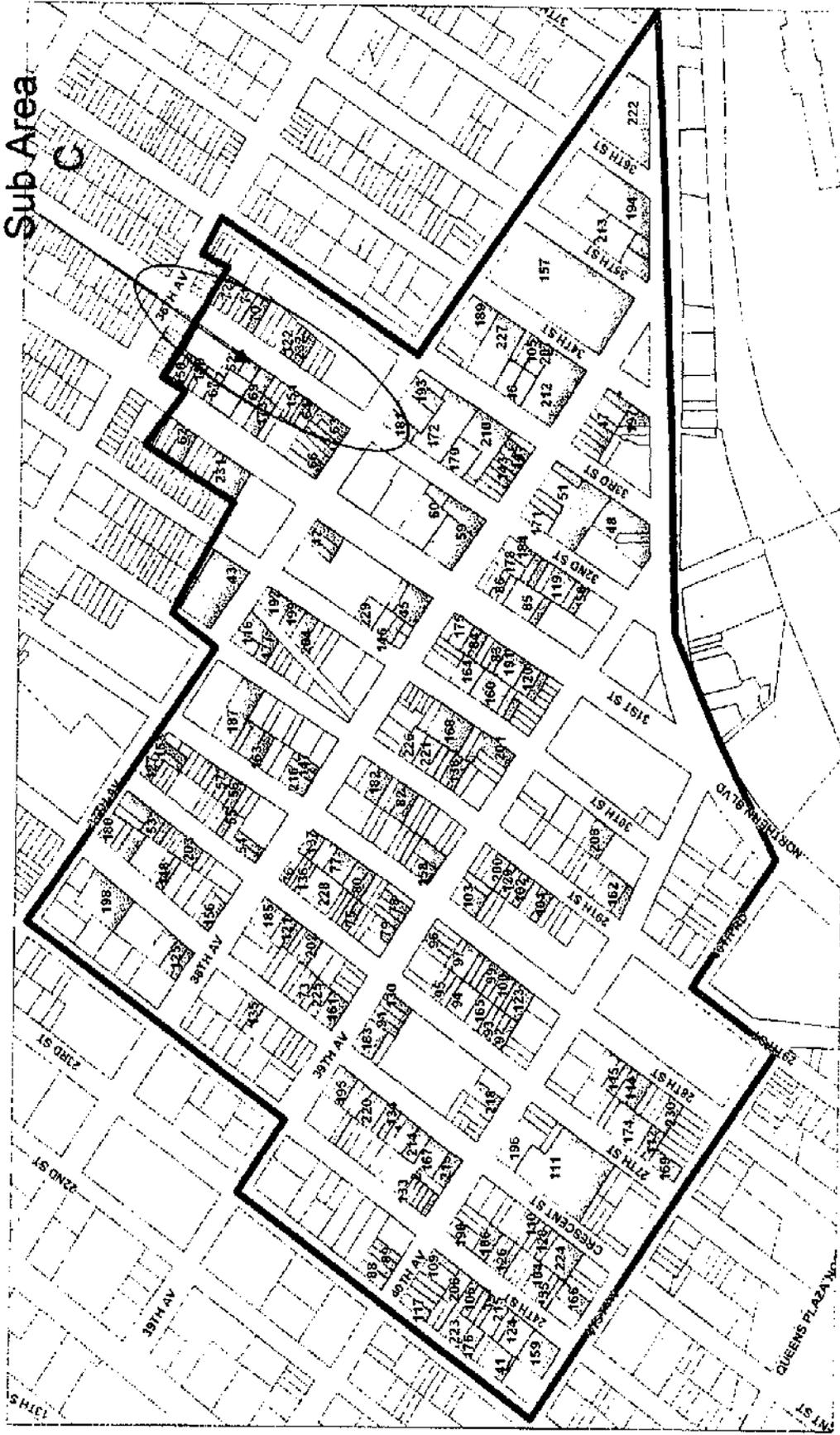


Figure 4b: Development Sites
Dutch Kills Rezoning & Related Actions

Study Area Boundary Potential Sites



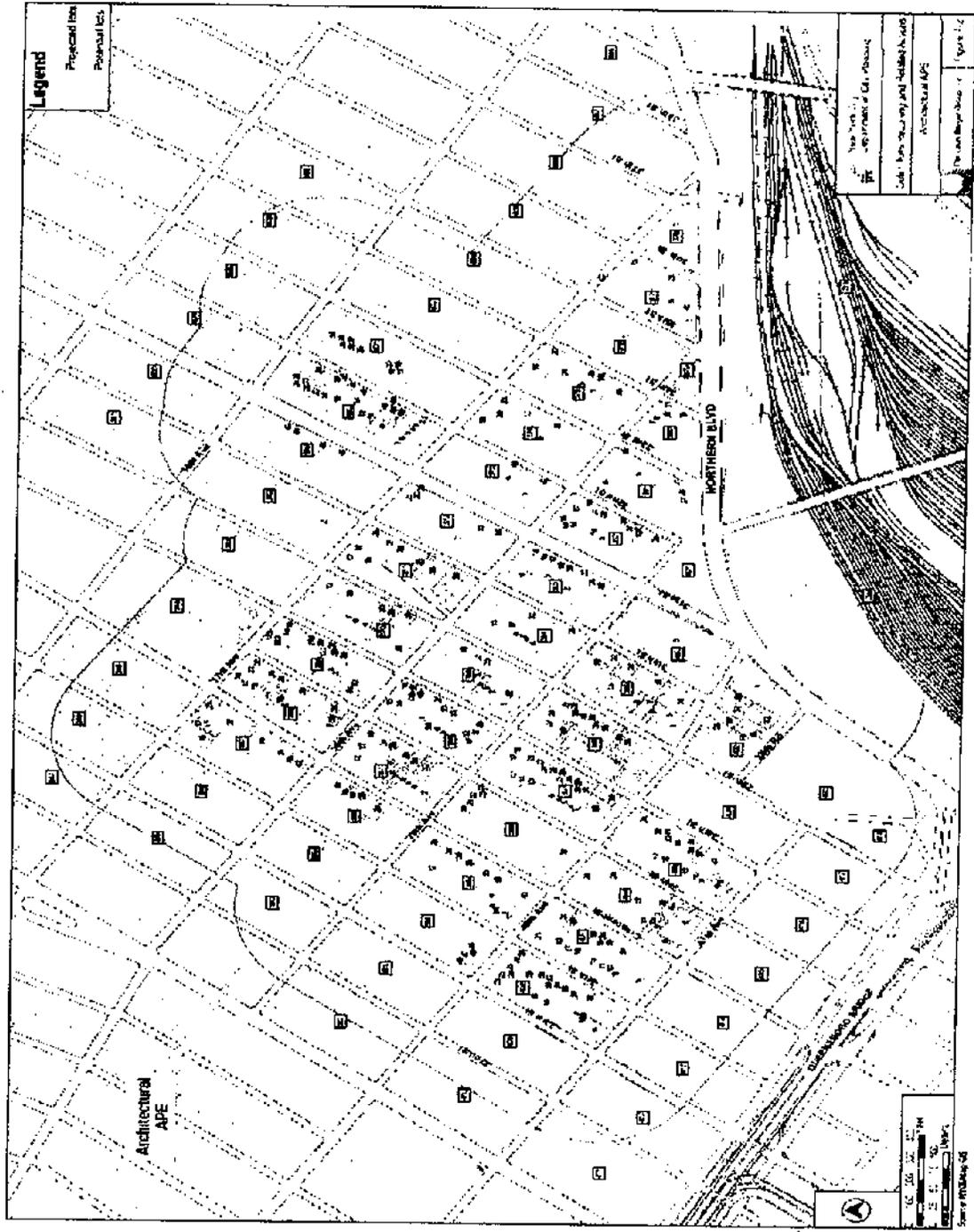
The proposed update to the area's zoning would allow for balanced development and redevelopment on vacant or underutilized sites to meet not only the demand for new housing but also to improve the quality of life in the community.

**Final Scope of Work
Dutch Kills Rezoning and Related Actions
CEQR No. 08DCP021Q
P 10**

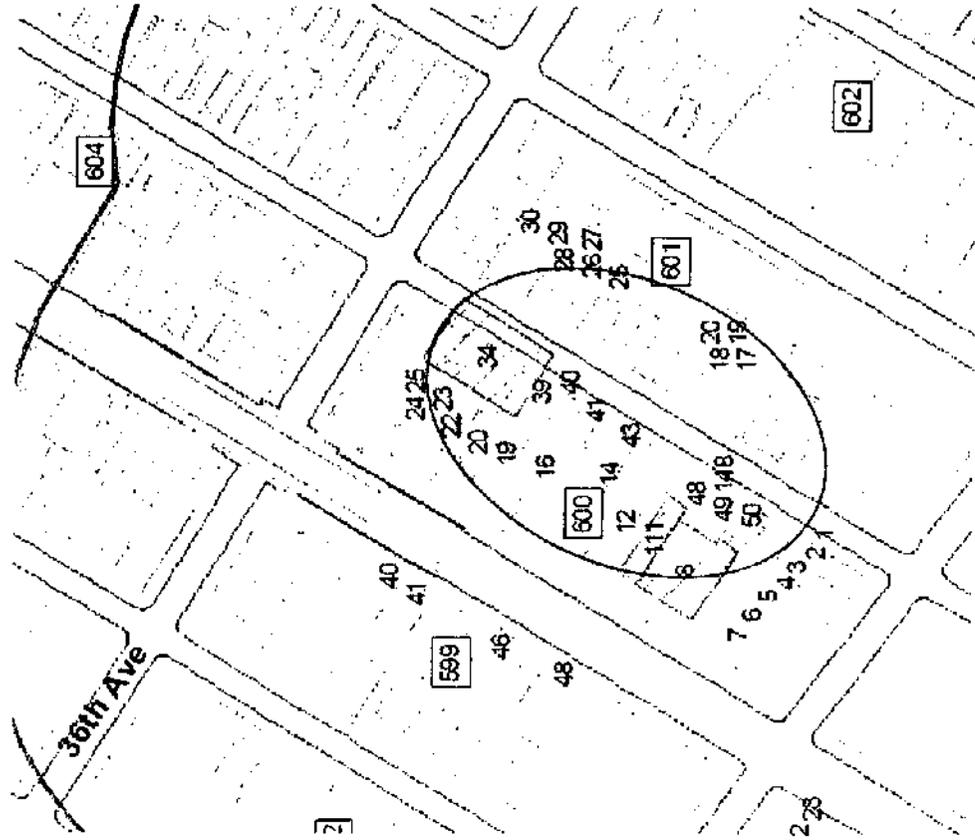
- All projected development sites identified for the future with-action conditions are analyzed for density-related and site-specific impacts in this EIS, whereas potential development sites are only analyzed for site-specific potential impacts.
- Density-related impacts are dependent on the amount of development projected on a site; i.e., the number of dwelling units and the resulting population's impact on traffic, mobile-source air quality, community facilities and services, and open space.
- Site-specific impacts relate to individual site conditions and are not dependent on the density of projected development.
- Site-specific impacts include analysis for historic resources, shadows, urban design and visual resources, hazardous materials, stationary-source air quality, and noise.

Chapter 7: Historic Resources

p 7-11



Chapter 7: Historic Resources
p 7-11
A closer look at SUB AREA C



New York City
 Department of City Planning

Dutch Kills Rezoning and Related Actions
 Architectural APE

The Louis Berger Group, Inc.

Figure 7-2

Chapter 7: Historic Resources

p. 7-9

• ARCHITECTURAL RESOURCES

- The study area within which the architectural assessment is to be conducted, known as the Area of Potential Effect (APE), is developed based on the potential for the proposed project to affect historic architectural resources.
- Potential impacts to historic architectural resources can include both direct physical impacts and indirect impacts.
- Direct impacts include demolition of a resource, alterations to a resource that cause it to become a different visual entity, damage from vibration (e.g., from train movements underground or from pile driving), and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery.

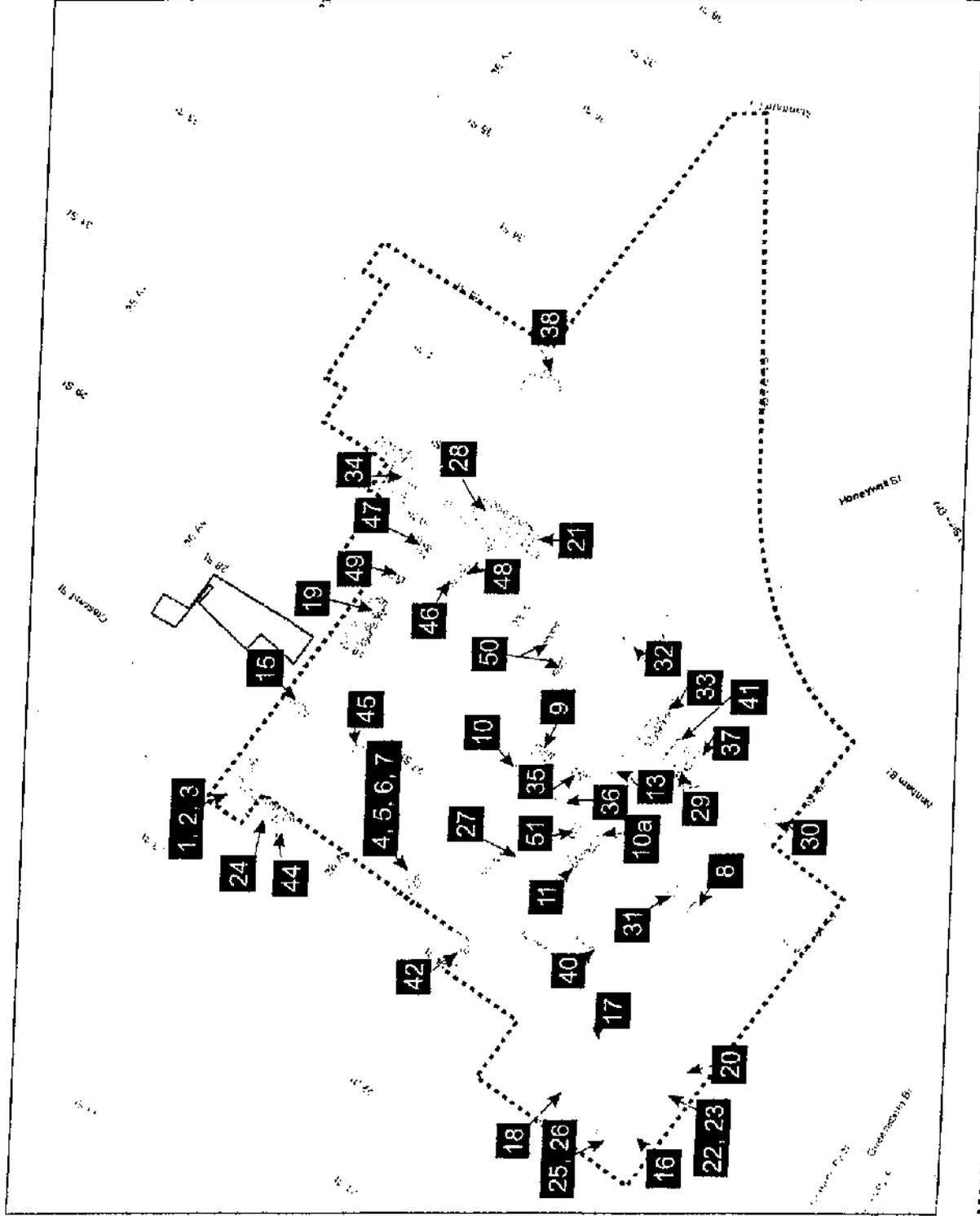
Worst Case Scenario for Sub Area C

- Collateral damage from 70 foot structures in our backyards.
- Properties devalued as a result of damages from neighboring construction.
- Equity in properties would not be enough to secure a loan to rebuild in a worst case scenario. (Evidenced already in Sub Area C.)
- Majority of home owners and their families would be displaced and suffer tremendous financial and personal loss.

**The Homeowners and Stakeholders
of 32nd street respectfully request
that the City Planning Commission
amend the current proposal for the
rezoning of Dutch Kills to include
the recommendations of the
Queens Borough President and
Community Board 1 for
SUB AREA C.**

Dutch Kills Rezoning

Affected Properties Map



Area of the Proposed Dutch Kills Rezoning

Dutch Kills Rezoning

Affected Properties

Business / Property Owner	#	Address	Block	Lot
Hephaistos Tile Supplies, Inc.	1	37-01 24 th Street, LIC NY	367	15
	2	24-14 37 th Avenue, LIC NY	367	17
	3	37-02 Crescent St. LIC NY	367	23
Hephaistos Developing LLC.	4	38-02 24 th Street, LIC NY	388	1
	5	38-20 Crescent Street LIC, NY	388	20
Sterling Hospitality LLC.	6	38-22 Crescent Street	388	1
Architron Design & Build	7	38-30 Crescent St, LIC, NY	388	23
Catsimalis Plumbing & Heating	8	40-12 28 th Street, LIC, NY	405	29
	9	28-01 39th Avenue, LIC, NY	385	1
Kafka Construction	10	38-33 28th Street, LIC, NY	385	101
	10a	38-30 28 th Street, LIC, NY	386	27
	10a	39-24 28 th Street, LIC, NY	397	26
J. Development LLC.	11	39-28 28 th Street, LIC, NY	397	27
	12	39-23 27 th Street, LIC, NY	397	7
Michael Psaros	13	39 Avenue & 28 Street		
Nestor Varela	14	39-39 23 rd Street, LIC, NY	398	29
Spyros Kouzios	15	36-36 23 rd Street, LIC, NY	347	37
	16	37-02 27 th Street, LIC, NY	368	22
Marija Bernic	17	23-17 41 st Avenue, LIC, NY	408	1
	18	40-11 24 th Street, LIC, NY	407	19
Neil A. Rechtweg	19	41-12 24 th Street, LIC, NY	408	29
	20	28-10 37 th Avenue, LIC, NY	370	12
Dominick Fortino & Philip Fontino	21	40-40 Crescent Street, LIC, NY	407	1
	22	24-15 41st Avenue, LIC, NY	407	3
Nick Filias	23	37-40 31 st Street, LIC, NY	372	35
	24	37-40 31 st Street, LIC, NY	372	36
Carmel Mompalao	25	24-09 41 st Avenue, LIC, NY	407	5
	26	24-11 41 st Avenue, LIC, NY	407	4
Positive Electric	27	37-21 24th Street, LIC, NY	367	14
	28	40-31 23 rd Street, LIC, NY	408	12
UTOG SEE Factor	29	40-33 23 rd Street, LIC, NY	408	9
	30	25-20 39 th Ave., LIC, NY	396	24
	31	37-11 30 th Street, LIC, NY	372	8

Dutch Kills Rezoning

Affected Properties

Business / Property Owner	#	Address	Block	Lot
Alfred Mainzer	29	39-33 29 th Street, LIC, NY	399	7
Wilson Alves	30	40-19 29 th Street, LIC, NY	402	20
Dominick Stiller, PE	31	27-16 40 th Street, LIC, NY	367	23
	32	30-01 39 th Street, LIC, NY	383	32
John Werweiss	33	39-18 30 th Street, LIC, NY	399	26
	34	39-15 29 th Street, LIC, NY	399	16
		30-01 37 th Street, LIC, NY	599	1
		36-50 31 st Street, LIC, NY	599	48
Lewis Manetta		36-40 31 st Street, LIC, NY	599	48
Phyllis Dorian	35	28-04 39 th Avenue, LIC, NY	398	22
	36	27-20 39 th Avenue, LIC, NY	397	20
Airtech Environmental		39-10 28 th Street, LIC, NY	397	20
Carerra Realty	37	39-37 29 th Street, LIC, NY	399	6
Morgan Elevator	38	32-16 37 th Avenue, LIC, NY	374	23
J & P Plastics	39	32-23 29 th Street, LIC, NY	586	29
	40	28-09 40 th Avenue, LIC, NY	396	3
		28-11 40 th Avenue, LIC, NY	396	3
Frank Faico	41	39-25 29 th Street, LIC, NY	399	10
Licco Realty and David Cannizzaro	42	24-02 39 th Avenue, LIC, NY	395	18
Dozo Realty Company	43	42-15 11 th Street, LIC, NY		
National Roofing Company	44	37-25 24 th Street, LIC, NY		
Thomas See	45	37-32 27 th Street, LIC, NY	367	8
Arthur Klapsky and Acadie Court	46	37-20 30 th Street, LIC, NY	368	32
Peter Prostow	47	29-20 37 th Avenue, LIC, NY	371	31
Ashlor Mechanical	48	37-22 30 th Street, LIC, NY	371	23
Michael Arapis	49	32-02 37 th Avenue, LIC, NY	371	32
Nick Gavalas	50	38-12 30 th Street, LIC, NY	374	18
		38-21 29 th Street, LIC, NY	384	21
Robert Nussbaum	51	39-18 28 th Street, LIC, NY	384	8
			397	22



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Department of City Planning
Dutch Kills Rezoning
July 23, 2008

I am Adam Friedman, Executive Director of the New York Industrial Retention Network (NYIRN). NYIRN is a citywide organization dedicated to saving and creating well-paying manufacturing jobs and to promoting sustainable development.

Dutch Kills includes numerous thriving industrial businesses. That is why it was designated by the Mayor as an Ombudsman area in 2005 and the businesses are provided with a variety of economic development services and incentives. The proposed rezoning would reduce their ability to grow and signal that the city has changed its position.

The residential community is rightly concerned that leaving a manufacturing density at 5 FAR will encourage hotel and other non-industrial development that will undermine the neighborhood's character. If that is the issue, the appropriate planning response is to disallow hotels, not to sacrifice the industrial jobs.

The down-zoning strategy proposed by DCP is based on an outdated understanding of manufacturing in New York. It assumes that older, multi-story industrial buildings are obsolete, that new construction of industrial space is not feasible, and that it is therefore safe to rezone industrial areas like Dutch Kills because of that building stock.

Today, the typical manufacturer is small, employing 15 people, and has adapted to NYC's high costs by providing better service to his clients, so proximity to Manhattan is essential to their business's survival. They are willing to work in multi-story buildings if it furthers their business strategy. You've heard this from the Dutch Kills businesses. Other examples abound. The *New York Times* recently profiled the Brooklyn Navy Yard where a brand new multi-storied, multi-tenanted building is being completed to provide a home for businesses serving the museum and arts community. Other examples include the Can Factory in Gowanus, the Greenpoint Manufacturing and Design Center, the Ice House in Crown Heights, and numerous buildings in Long Island City and Sunset Park. A recent survey by NYIRN of almost 200

businesses found numerous manufacturing sectors including metalworking and woodworking now willing to locate on upper floors, presumably to be near their clients.

The lack of stable industrial space is a major threat to New York's industrial businesses. The City has rezoned nearly 20 million SF of industrial space since 2001, and 12 million SF more will be rezoned if current proposals move forward. Vacancy rates for industrial space throughout the City are in the 3-5% range; this is 2 percentage points lower than the current vacancy for Manhattan office space, which was recently estimated at 7.1% (as reported in *Crain's New York* for the second quarter of 2008).

The challenge of a million new residents has led the City to recognize that it must increase space for residential development, and increasing the density of residential development is a key strategy in addressing that need. Those new New Yorkers will also need jobs. The City needs to recognize that it must also look for ways to increase job density and preserve the diversity of businesses and jobs that make New York competitive.

In closing, as the recession deepens and the need for a more diverse economy grows, the City Planning Commission should not reduce opportunities for manufactures to expand and create jobs because of an outdated understanding of the manufacturing sector. We urge you not to downzone the remaining industrial areas but to adopt appropriate use restrictions to limit hotel and non-industrial development.

Thank you.

LICBDC – Testimony
Dutch Kills Rezoning
July 10, 2008

Good morning, my name is Gayle Baron and I am the President of the Long Island City Business Development Corporation. The LICBDC is a non profit economic development organization which provides business assistance services and advocacy for all businesses located in Greater Long Island City.

LICBDC has always supported thoughtful development in the neighborhood. Balanced diversity is one of the reasons that Long Island City is an economically sound area. We welcome residential growth which serves as a catalyst for creating a 24/7 environment. This in turn, leads to retail and other services which benefit businesses as well as residents.

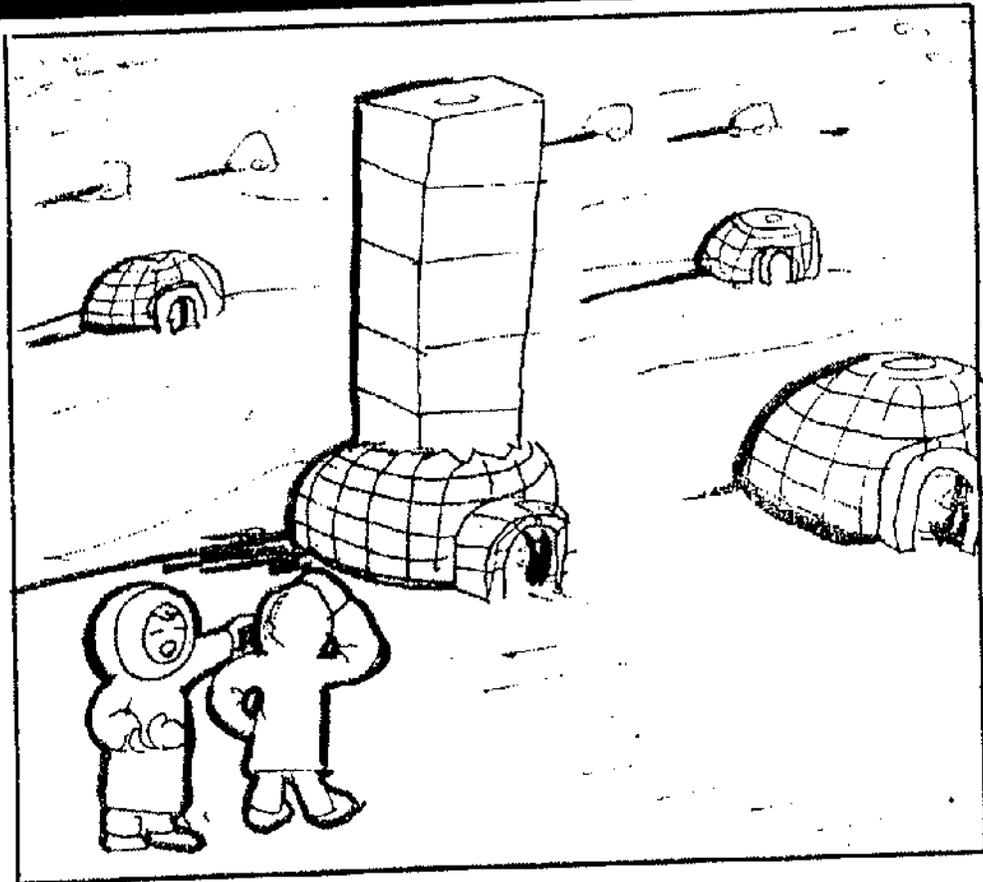
During the past month, we have received a ground swell of concerns from Dutch Kills business owners who have called, e-mailed and written to us expressing concern that their voices are not being heard as the Dutch Kills rezoning moves forward. They believe they are being penalized in a way that will prevent future development of their owner occupied properties.

LICBDC is under contract to serve as an Industrial Business Services Provider to the City of New York. The proposed rezoned neighborhood is part of the LIC Industrial Ombudsman Area. Given the on- going contraction of industrial businesses, we are charged with protecting these businesses whenever possible and advocating for their economic well being.

One of the industrial businesses owners who contacted LICBDC is a high end furniture manufacturer who wishes to add two floors to his building and will be unable to do so with the change in zoning.

Gag Me

JEFFREY HARMATZ



"We wanted to expand, but also maintain the character of the neighborhood"

**TESTIMONY OF ROBERT S. ALTMAN ON BEHALF OF THE DUTCH KILLS
PROPERTY OWNERS ASSOCIATION BEFORE THE NEW YORK CITY
PLANNING COMMISSION
JULY 23, 2008**

I WOULD LIKE TO THANK THE COMMISSION FOR ALLOWING ME TO TESTIFY TODAY ON THE DUTCH KILLS REZONING. I AM ROBERT ALTMAN AND I AM A CONSULTANT TO THE DUTCH KILLS PROPERTY OWNERS ASSOCIATION, A GROUP REPRESENTING 55 BUSINESSES AND PROPERTY OWNERS IN THE DUTCH KILLS AREA.

I AM TESTIFYING TODAY IN OPPOSITION TO THE COMMERCIAL DOWNZONING OF THE DUTCH KILLS AREA. THE DOWNZONING PROPOSAL HAS SIGNIFICANT FLAWS AND IS BASED ON INCORRECT ASSUMPTIONS.

OUR ASSOCIATION'S MAJOR PROBLEM WITH THE PROPOSAL IS THE REDUCTION OF A FAR FROM A 5 TO A 2 FLOOR AREA RATIO. UNFORTUNATELY, WE HAVE HAD ONLY LIMITED DISCUSSIONS ON THIS MATTER WITH STAFF TO DISCUSS THE PROBLEMATIC NATURE OF THIS MATTER. FOR SOME REASON, WE KEEP HEARING COMMENTS ON THE RESIDENTIAL NATURE OF THIS AREA. WHILE THERE ARE RESIDENTIAL BLOCKS AND SOME OTHER RESIDENTIAL BUILDINGS IN THE AREA, THE MAJORITY OF THIS AREA IS COMMERCIAL, AND MOSTLY INDUSTRIAL, IN NATURE. WE INVITE YOU TO COME TO THIS AREA TO VERIFY THIS FACT.

TODAY, YOU WILL HEAR FROM VARIOUS BUSINESS OWNERS IN THE COMMUNITY WHO OPPOSE THE COMMERCIAL DOWNZONING. YOU WILL HEAR WHY THEY NEED A FIVE FLOOR AREA RATIO. MANY OF THE BUSINESSES IN THE PAST HAVE EXPANDED OUT RATHER THAN UP TO INCREASE THE SIZE OF THEIR BUSINESS. HOWEVER, LAND OVER THE PAST FIVE YEARS HAS BECOME PROHIBITIVE IN COST. THUS, THE MORE RECENT PHENOMENA IS THE DESIRE TO BUILD UP. AND WHEN WE DO THIS, WE NEED TO KNOW THAT WE WILL HAVE ADDITIONAL OPPORTUNITIES TO DO SO. THE COMMERCIAL DOWNZONING FAILS TO TAKE THIS INTO ACCOUNT. AS WE PLAN TO EXPAND, WE NEED TO KNOW THAT WE HAVE THE POTENTIAL TO EXPAND FOR MANY YEARS, OR ELSE THE NEXT OPTION IS TO SIMPLY LEAVE NEW YORK CITY.

WE HAVE LAID OUT OTHER IMPORTANT POLICY ASPECTS IN A REPORT DISCUSSING WHY A REDUCTION IN F.A.R. TO 2 OR EVEN 3 IS HARMFUL TO MANUFACTURING BUSINESSES NOT ONLY IN OUR AREA, BUT ALSO TO MANUFACTURERS AND SMALL BUSINESSES IN OTHER PARTS OF THIS CITY. A COPY OF THIS REPORT IS SUBMITTED WITH THIS TESTIMONY.

MOREOVER, WE HAVE INCLUDED WITHIN THIS REPORT, EXAMPLES OF REAL BUSINESSES WHO WILL BE IMMEDIATELY HARMED BY THIS REZONING. THESE BUSINESSES ARE SEEKING TO EXPAND AND THESE EXPANSIONS WILL BE STOPPED DEAD IN THEIR TRACKS BY THIS REZONING.

WE ARE WILLING TO DISCUSS HOW THE CITY CAN BETTER REACH ITS GOALS WITHOUT HARMING OUR ASSOCIATION'S BUSINESSES. WE ARE READY TO CONDUCT A MEANINGFUL DIALOGUE TO RESOLVE THIS MATTER. BUT WE WOULD HOPE THAT THE CITY WOULD RETHINK CERTAIN ASSUMPTIONS THAT IT HAS MADE. OUR MANUFACTURERS HAVE BEEN ABLE TO CONDUCT THEIR BUSINESSES FOR AGES WITHOUT TRADITIONAL FLOOR PLATES AND CONFIGURATIONS AND WE ARE POISED TO DO SO IN THE FUTURE TO ALLOW FOR OUR VERTICAL EXPANSION. (AND INDEED, IN THE PAST, WE MAY HAVE GONE MORE VERTICAL, BUT FOR THE FACT THAT IT WAS OFTEN JUST CHEAPER TO BUY AN ADJACENT PROPERTY, AN OPTION THAT IS NOT FEASIBLE ANYMORE.)

THUS, WE HOPE FOR EXPEDITED DISCUSSIONS WITH RESPECT TO RESOLVING THE ISSUES OF OUR BUSINESSES AND WE LOOK FORWARD TO WORKING WITH THE CITY TO IMPROVE ITS PROPOSAL.

THANK YOU FOR THIS OPPORTUNITY TO TESTIFY.

NYC/DCP DELAYS ALLOWED HOTEL CONSTRUCTION IN DUTCH KILLS

Why was Dutch Kills, a mostly-residential community of small, older homes and narrow streets, suddenly inundated with high-rise hotel construction?

Repeated zoning delays (between Nov. 2006 and May 2008) by NYC's Department of City Planning afforded developers time to take advantage of outdated zoning (on the books since 1961). In the interim, NYC's Department of Buildings approved a flood of building permits, allowing "beat-the-zoning-clock" construction of numerous hotels:

- In the past year and a half, NYC's DCP repeatedly pushed back the completion of Dutch Kills' Environmental Impact Study. (At times, DCP claimed funding woes; other times, they denied them.)
- In the meantime, developers rushed into the area and started "as of right" construction on at least 10 high-rise hotels, most in the middle of residential side-streets where they would not be allowed under the proposed re-zoning.
- The projects have had no problem obtaining building permits from DOB and, to make matters worse, the City does not require these hotels to make any provision for parking – *in an area that is already jammed with parked cars and trucks.*
- Many residents – many of them retirees having lived in this formerly quiet community all their lives – are outraged and heart-broken by the damage to their neighborhood.
- Seemingly, the community's concerns regarding safety are being dismissed. What happens, God forbid, if one of these hotels goes up in flames? To date, NYC has no plans of reopening FDNY Engine No.261.
- In light of all the high-rise construction, Dutch Kills should be concerned about the increased infrastructure demands. FDNY, NYPD, Water, Sewers, Sanitation, Electricity, Parking... how much testing has NYC done to confirm whether the new 900+ units (hotel rooms or apartments) will impact Dutch Kills infrastructure and safety?
- For decades, industrial sites (i.e. factories, electrical plants, dry cleaners, auto service, etc) operated in Dutch Kills. In the heat and rush of "beat-the-zoning-clock" construction, can the City (DEP) and State (DEC) ensure that each construction site's soil is being tested, safeguarding against the presence of potential hazardous materials?

NYC/DCP DELAYS ALLOWED HOTEL CONSTRUCTION IN DUTCH KILLS

- Dutch Kills has protested the damage and danger being inflicted on its small homes and narrow streets. But City officials' rote response is only that, by law, developers have a right to build.
- "As of right" is not the issue. The issue is that City Planning repeatedly delayed the completion of the EIS for almost two years. The issue is that during community meetings, City Planning claimed they lacked the funding/resources needed for EIS completion. Yet, in later meetings, City Planning denied ever having made mention of funding.
- The REAL issue is whether the City has been disingenuous about all its delays, thereby assisting developers in the frenzied beat-the-zoning-clock gold rush which has already severely impacted the entire Dutch Kills community.
- Given Mayor Bloomberg's vision of high density housing centered on mass transit hubs, the situation has long appeared suspicious to members of the Dutch Kills community. Unless City Planning can comprehensively explain its delays, Dutch Kills residents will always suspect that the City used the excuse of bureaucratic inefficiency to give developers extra time to complete their projects and fulfill the mayor's vision (without the City having to dirty its hands with eminent domain issues).
- Ad nauseam, the City has reminded Dutch Kills that high-rise, mid-block hotels are permitted next to their small homes, "as of right". Perhaps the Law is honored when it's convenient? Take Mayor Bloomberg, for instance. By Law, Term Limitations mandate that, at the end of 2009, his mayoral term must end. Yet, the Mayor is considering a referendum to amend the Law. "As of right", the Mayor should leave office yet, in this instance, how is it that an option to change the Law exists? The City hinged the rezoning on completion of their Environmental Impact Survey. Doesn't it stand to reason that if the City were sincerely concerned with "environmental impact", they would have expedited completion of the rezoning process and/or been more conservative about granting all those beat-the-clock permits allowing high-rise development?

DANGEROUS NINE-STORY HOTEL at 39-35 27th St.

As you know, NYC/Department of Buildings granted a permit for construction of a nine-story hotel, across the street from the Evangel Church. Recently, construction workers hit an underground oil tank during excavation. To make matters worse, workers illegally removed the tank (without FDNY approval) and then reburied it elsewhere on the property, dragging oil sludge in the process. On June 19th, New York State's Department of Environmental Conservation was alerted. At this time, the site's soil has not been tested and DEC believes the leakage was not serious. Presently, DOB has issued a Stop Work Order at the site.

*Please be advised that over the past months, there have been **numerous and dangerous** construction issues at this site:*

Demolition Process

- **Illegally removed asbestos without proper abatement company**
- **30 bags of asbestos removed with a gas saw, no watering down and stored in rear shed for weeks**
- **Fined by DOB and ordered to properly remove remainder of asbestos**
- **Property on both sides of site undermined**

Excavation Process

- **Site sheeting and shoring never done properly**
- **Site cave-ins**
- **Underpinning done illegally**
- **Cracks created in foundation and basement of home next to site**
- **Forms for concrete were built and filled, against a Stop Work Order**
- **Numerous violations and fines obtained; DOB intervention required almost every day**
- **Entered neighbor's property without approval from owner; property was damaged**
- **Illegal Removal and Relocation of oil tank; developer never obtained plan approval from DOB/FDNY**
- **Messy, disorganized construction site**
- **Dangerous site conditions for workers and surrounding neighbors**

CAN ANYTHING BE DONE?

How many of Dutch Kills' small, older homes will have trouble withstanding the impact of the high-rise construction and digging? Actual construction of the hotel across from the Evangel Church hasn't even started but already, the initial work has cracked the neighboring house's foundation. Yet, despite repeated violations, stop-work orders and extensive property damage, the City allows Steve Bahar to continue building his nine-story hotel. *The City insists, the developer is allowed "as-of-right"!*

What about people's RIGHTS to protect the SAFETY of their families and property? How many more people have to die in construction accidents before NYC stops the recklessness and damage?

VOICE CONCERNS about this NINE-STORY HOTEL and the REPEATED VIOLATIONS and DANGEROUS CONDITIONS!!

1. Contact the Mayor and the Commissioner of DOB:

When a motorist receives repeated violations, their license is revoked. Why doesn't the City revoke building permits? Licenses are a privilege – NOT an entitlement. When dealing with problematic builders who repeatedly violate the law, NYC needs more of a three-strikes-you're-out approach. (Some Councilmembers have already proposed a "Negligent Developers" law.)

If Mayor Bloomberg and Commissioner LiMandri are truly interested in construction safety, why does the City allow developers to receive so many violations without consequence to their permits/licenses? Tell the Mayor and Commissioner to take a hard look at the site at 39-35 27 Street. Based on the developer's past performance, this site is an accident waiting to happen. They haven't even started using cranes yet. NYC needs to start protecting us from these builders before it's too late.

2. Contact the Queens Borough President and local Councilman

Voice your concerns about this site to Queens BP, Helen Marshall, and Councilman Eric Gioia, too. Unfortunately, despite Dutch Kills' pleas, Eric Gioia attended only a handful of meetings, instead, opting to send underlings. Yet, at one of the few meetings Eric Gioia did attend, he, himself mentioned that legal representation might be in order for the Dutch Kills community. If nothing else, Dutch Kills should encourage Eric Gioia to advocate for them. Contact these local politicians about this problematic site and mid-block hotel. Tell them the City needs to reopen FDNY Engine No. 261. On July 10th, Dutch Kills Rezoning Plan will be presented for Helen Marshall's approval. Please let your voice be heard – contact Helen Marshall before the July 10th meeting.

3. Last but not least... Pray

Pray for all the lives devastated in all the recent construction accidents, including the two firemen killed at the Deutsche Bank demolition site last year. Pray for the elected officials and businesspeople involved – pray they'll be wise stewards of people's lives and safety. Pray for the family next to the site – they've experienced damage & danger.

A Creative Commercial District in Long Island City

Flux Factory is a non-profit arts and education organization that has been located in Long Island City for almost 10 years. They are losing the space they currently lease due to eminent domain as part of the MTA's expansion project. Flux Factory would very much like to stay in LIC where it has developed its roots, relationships and identity. To establish a more permanent home and solidify itself as a cultural organization in LIC, Flux Factory has been looking for a building to purchase. We located an ideal property on 29th Street in Dutch Kills and have been in negotiation with the owner. What initially attracted us to the property - with an FAR of 5 we knew we could build enough additional space for lease to other arts organizations and creative companies and individuals that we could afford to purchase the building with a partner. Without the additional FAR, the project is simply not financially viable. Our vision is to create a community of creative organizations, companies and individuals in a dynamic building with opportunities for collaboration and synergy and would make our location a more vibrant and active area - a self-sustaining commercial creative hub and destination for local residents and culture seekers from around the city. We feel strongly that this would be a great and valuable addition to the LIC area and specifically to the Dutch Kills neighborhood. And we are certain it is only possible under the existing zoning.

More generally speaking, as we have developed this project we have come to realize that there is an opportunity to duplicate this type of venture at other sites in LIC and Dutch Kills more specifically. I have been talking with three different arts organizations that are interested in pursuing similar projects as anchor tenants and equity partners. I have worked as a commercial broker in Manhattan for the last 8 years and my bread-and-butter clients are small to mid-sized companies - many creative entities - such as graphic design firms, technology companies, and independent film and media groups, etc. These companies are being priced out of Manhattan and they are primed to move to LIC and LIC is poised to receive them and benefit from the economic activity, jobs and creative energy that they bring with them. There is no new "affordable" commercial space being created in Manhattan and these companies have no interest in traditional glass and steel office towers even if they could afford them. As such, there is an opportunity in LIC to provide what they do want, which is simple open "loft-like" space in cool industrial areas. This type of space can be built affordably as expansion of existing buildings without changing the context of the neighborhood. Architecturally we are talking about adaptive re-use and expansion of existing industrial buildings. We are talking about sustainable design with attractive architectural aesthetics. And we are talking about companies and organizations that are a good compliment and evolution of the existing light industrial base. These are companies that create and produce and use printers and fabricators and they are companies that provide good paying, rewarding jobs for employees who increasingly live in either LIC or Greenpoint/Williamsburg which makes working there even more convenient than the city. So the bigger vision is to help create a creative commercial district in Dutch Kills - one that expands on the existing commercial base and compliments the more traditional high-rise office base that is growing up closer to Queens Plaza as well as the expanding residential developments around LIC. We envision mid-rise 5-6 story structures created by expansion of existing 1-2 story buildings. Keeping the built-environment within a comfortable contextual relationship to the lower-rise residential buildings in the area, while increasing the commercial density that will increase the area's economic activity and bring additional amenities and businesses such as retail,

restaurants and coffee shops, and support services such as printers, office supplies, etc. We feel strongly that the area not only can support this sort of expansion, but that it could not be more logical than to locate it in proximity to public transportation, other growing commercial areas and within a neighborhood that is already predominantly commercial. A central component of our vision is to use cultural organizations - such as Flux Factory - as anchors and magnets for the area - that will help to draw these other types of businesses as well as individuals to the area. We also see a great opportunity to help transform this industrial area with sustainable design, greening of the streets and improvement of the built environment without pushing the existing commercial businesses out. In fact, the existing businesses and the building owners would be both partners and beneficiaries in this project - helping to greatly improve their neighborhood, their buildings and their bottom lines - enabling the area to retain its light industrial, manufacturing and other commercial businesses while also setting the stage for the areas continuing growth and evolution.

Bottom line: Can't be done with down-zoning of FAR and building height restrictions. So please support us in our effort to retain and revitalize the commercial core of Dutch Kills.