



Long Island City Coalition  
1030 46th Road  
Long Island City, NY 11101  
<https://www.lic-coalition.org>

Honorable Margery Perlmutter, Chair  
Board of Standards and Appeals  
250 Broadway, 29th Floor  
New York, New York 10007

November 14, 2022

RE: Paragon Paint Building, 45-40 Vernon Boulevard, Long Island City, NY  
Calendar Number: 233-15-BZ

Queens Community Board 2, the Long Island City Coalition, and nearby residents have addressed the applicant's inability to meet the BSA findings. This additional testimony focuses on the idea that was raised that large scale development on this property and properties to the North is inevitable.

The inability to support the required BSA finding that the project "will not alter the essential character of the neighbor or district in which it is located" should in itself be grounds to deny the application. The requirement makes no mention of a vision that has not yet occurred. It makes no mention of any wish or even need for anything other than what is the present essential character. In fact the very use of the word 'essential' which contains the root word 'essence' refers to what has come to be over time and not what might be in the future. To bypass the present clear character of the neighborhood either in favor of a distinctly different area blocks away or a perceived future that simply does not exist would be capricious.

There can be no doubt that this project would not only alter the essential character of the neighborhood but that it would in fact become the standard bearer for the complete dissolution of the existing character. Not only do the intentions of the developer and the development industry make this clear but the idea floated that this type of change is inevitable completely deprives the community, its Community Board, and its elected representatives any choice in what that future may be.

Further, to characterize the area and its surroundings as nothing more than a future large scale development site does a disservice to the existing businesses and residents that have put their life savings and resources toward the true present character.

Even were one to go against the letter of the law as it applies to the findings and somehow accept the idea that a future character could apply, responsible planning sets requirements for what that future should be after following a comprehensive, inclusive process. It should not be defined by a singular spot granting of variances.

We therefore respectfully request the application be denied.

Yours Truly

A handwritten signature in black ink, appearing to read "Kenneth Greenberg", is written over a light blue horizontal line.

Kenneth Greenberg, Long Island City Coalition