

Testimony for Queens Community Board 13
Concerning “City of Yes for Housing Opportunity”
City Planning Commission, July 10, 2024

By Corey Bearak, Chair, Community Board 13 Land Use Subcommittee on City of Yes & Creedmoor

Queens Community Board 13 held public meetings and discussions concerning the proposed City of Yes for Housing Opportunity citywide zoning text amendment, including before its Land Use Committee on June 10, 2024. The board adopted a resolution unanimously (41-0) on June 24, 2024 that recommends rejection of the provisions of City of Yes for Housing in its entirety (<https://bit.ly/NoCityofYes>).

Why? Each of the provisions of City of Yes for Housing Opportunity would REMOVE traditional New York City Charter-mandated community (board), borough president and city council reviews of uses not permitted under existing zoning and land use provisions.

New York City Charter-mandated “Community Review” protects neighborhoods from adverse and unplanned and unanticipated impacts before new development can occur.

The best ways to address possible future needs require New York City to provide tools and resources to each of its community boards to identify parcels in any given community that might be appropriate, and make sense, for beneficial local development and, thereby, foster collaborations with government, community and the private and non-profit sectors to realize such beneficial results.

The “As-of-Right” features of each of the provisions of City of Yes for Housing Opportunity would weaken, if not render totally useless, the existing City Charter-mandated “Community Review” provisions.

Community Board 13 finds that any land use, zoning and or planning provisions including those found in City of Yes for Housing Opportunity that weaken rather than strengthen existing community review provisions found in the New York City Charter merit strong disapproval.