

Chairman Dan Garodnick
City Planning Commission
120 Broadway
New York, NY 10271

February 16, 2024

RE: Testimony to the City Planning Commission Re The Green Fast Track for Housing

Dear Chairman Garodnick,

Queens Community Board 3 votes NO.

The idea of reducing red tape and related costs in order to speed up development of new housing has merited the city's Green Fast Track Housing plan raises a few concerns.

We are not talking only about small buildings. Depending on zoning, new housing could range up to 175 units, or even 250 units in some zones. Not substantial. Bypassing environmental reviews is a really bad idea. NYC is replete with abandoned gas stations or other similar carcinogenic toxic sites. This plan eliminates any community comment or concern. Any new residence (however much needed) brings with it questions related to community infrastructure such as traffic, schools. Lowering standards to fast track new housing which is not necessarily affordable and could be totally market rate does not help alleviate the housing crisis.

It further centralizes real estate authority in the Mayor's Office and with developers. It would be helpful to know what other red tape reducers were considered and were rejected.

More housing is so desperately needed, it's hard to find fault with any proposal. However, protections abandoned to hasten completion usually come back to haunt us.

With a vote of 20 in favor, 4 opposed and 2 abstentions, the motion to disapprove this new rule change was passed.

Frank Taylor
Chairman
Queens Community Board 3