



# THE BAYSIDE HILLS BEACON

ISSUE 190, VOLUME 20, April 2024 | OFFICIAL BULLETIN OF THE BAYSIDE HILLS CIVIC ASSOCIATION, INC.

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## Save the Date

### Bayside Hills Civic Association

#### GENERAL MEETING

Tuesday, April 30<sup>th</sup> • 8pm

at the Colonial Church of Bayside

Safety and crime statistics

### Future Dates

BHCA Annual Spring Festival

May 4<sup>th</sup>, 2024 • 11am-1pm

Captain Dermody Triangle

48<sup>th</sup> Avenue and 216<sup>th</sup> Street

BHCA Memorial Day Observance

Saturday, May 25<sup>th</sup>, 2024

9:30-10:30

Bell Blvd & 53<sup>rd</sup> Avenue

BHCA June General Meeting on

June 18<sup>th</sup>, 2024 • 8pm at the

Colonial Church of Bayside

BHCA 9/11 Observance

Wednesday, September 11 • 7pm

Bell Blvd. & Horace Harding

Expressway

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# •PRESIDENT'S MESSAGE•

**Hello Bayside Hills neighbors.** This is my first President's message and want you to know how honored I am to be given this opportunity to serve and represent your interests. I want to first thank Michael Feiner for his many years of dedicated service as the president of the Bayside Hills Civic Association. We are very happy that Michael will remain on the Board. I would also like to thank our Board Members who do a tremendous amount of work to support the mission of the Bayside Hills Civic Association.

## **Spring is here**

The sun is setting later, and the temperatures are getting a little warmer. The flowers are starting to bloom and the trees are beginning to grow leaves. March is an odd month as one day you are wearing a t-shirt outside and the next day you need a winter jacket. As I walk through the neighborhood and see all the homes with budding flowers, shrubs, and lawns being groomed, it is this time of year that I really appreciate living in Bayside Hills.

## **Activities**

### **City of Yes Housing and Economic Opportunity proposals**

On Friday, March 15th, the BHCA Board authorized the distribution of an email designed to be sent to our Council person's office opposing the City's "City of Yes" Program. If you did not receive the email that contained the letter and you wish to receive it, plus any future communications from the BHCA, please email [baysidehillscivic@gmail.com](mailto:baysidehillscivic@gmail.com) requesting you be added to the BHCA email distribution list.

The BHCA has registered our opposition to the NYCDOT's plan to create a bike lane on 56th Ave between 211th Street and Luke Place. To be clear, the BHCA supports well-planned, safe "protected" bike lanes for a sustainable, more accessible transportation system. Many segments of the plan that would redesign existing streets with retrofit lanes did not include protected lanes or bike lanes separated from vehicle travel lanes. Most of the proposed segments are justified and needed for our future livability. Some proposed unprotected segments are egregiously unsafe. For example, narrow segments like 56th Av between 211th and Luke Place/ 217th Streets would create an unsafe, unforgiving road that would put bikers, motorists, and pedestrians in harm's way. The bifurcated lanes in that segment are simply too narrow and would also include the controversial elimination of parking. Simply put, 56th avenue is not a good candidate for a bike lane. At best, the decision to place a bike lane on 56th Avenue is ill advised and poorly planned. At worst, the decision is reckless.

## **Beautification**

Councilmember Linda Lee's office will continue to provide landscaping services for our avenue malls. The NYC Parks Department is responsible for maintaining the Bell Blvd malls. We are working with them on the long awaited Bell Malls revitalization project and seeking a long term remedy to the damage to our malls caused by heavy trucks that jump the curb and leave unsightly ruts in their wake.

We are seeking assistance for the badly needed rehabilitation of the 212th and 213th Street Cupolas.

# • BAYSIDE HILLS CIVIC ASSOCIATION •

## President's Message Continued

### Announcements

Our next General meeting will be April 30, 2024 at the Colonial Church. Our agenda includes a safety and crime statistics briefing and Q&A time with the 111th Precinct Community Affairs officers. In addition, the NYC Sheriff, Anthony Miranda will discuss the City Sheriff's Department's approach to addressing illegal pot shops that are opening up in the city.

Please join us at two spring events on the Bell Mall and Dermody Triangle

- May 4th at 11:00 am at the newly refurbished Dermody Triangle, 48 Avenue and 216th Street, to celebrate the long-awaited improvements to this historic park and the Spring Festival featuring fun-filled activities and surprises.
- Memorial Day Observance will take place on Saturday, May 25th at 9:30 am at Memorial Mall.

Best wishes to all the Bayside Hills families for a safe, healthy, and enjoyable spring. I look forward to hearing from you and working together to make Bayside Hills a safer and livable community.

**Jack Niedemeyer, President BHCA**



# • BAYSIDE HILLS CIVIC ASSOCIATION •



Good afternoon:

The City of Yes (CoY) Economic and Housing Opportunity proposed zoning amendments that have garnered the attention of single-family homeowners throughout the city. The issues being debated can be confusing, and some reports are misleading. Below, is a message from BHCA that details the CoY plan elements and their potential consequences for our community. The content borrows from an action plan developed by Councilwoman Paladino's office and endorsed by the BHCA Board of Directors.

We aim to raise homeowner awareness of the plan and encourage everyone to write to our City Council member(s) urging the plan to be voted down. A sample letter that you can edit as you think appropriate and send to Councilwoman Linda Lee is included.

Sincerely,

Bayside Hills Civic Association Board of Directors

Dear Concerned Community Member,  
Re. CITY OF YES

We are reaching out regarding the City of Yes Zoning Text Amendments, which the NYC Department of City Planning is proposing.

If passed, these amendments to the zoning code would upend our community, do away with the single-family zoning of Bayside Hills, and degrade the quality of life that we have fought to uphold.

The changes being proposed in the City of Yes are divided across two separate proposals, which are in different phases in the rezoning process. The first, City of Yes for Economic Opportunity, is going through public hearings now and will be voted on by the City Council in the near future. The second, City of Yes for Housing Opportunity, will arise later as it is still in its early stages.

The City of Yes for Economic Opportunity will:

- Allow owners of houses and apartments to open business establishments including massage parlors, nail salons, and barbershops, which will disrupt the quality of life in neighborhoods across the city and negatively affect the residential atmosphere that we have fought to maintain.
- Allow businesses to open in commercial areas where they should not be able to locate, creating dangerous conditions on neighborhood retail commercial strips.
- Expand the areas where cabaret licenses will be granted which will diminish the quality of life in residences that are in close proximity to these areas.
- Allow retail/office/storefronts, such as corner stores. Up to 2,500 square feet on all properties within 100 feet of every corner on every residential block, transforming the quieter areas of our city into an unrecognizable commercial nightmare.

The City of Yes for Housing Opportunity will:

- Eliminate one- and two-family zoning.
- Allow accessory dwelling units (ADU's) such as basement apartments, garage apartments, and more to be built on all one- and two-family properties.
- Creates high-density residential zoning in "town centers," which will allow apartment complexes to be built on top of street-level retail.
- Eliminates or significantly reduces density and height limitations, front and rear yard requirements, parking requirements, and green space requirements.

Both of these proposals will have disastrous effects on our city and our community.

The Bayside Hills Civic Association requests that each member of your household respectfully contact our Councilwoman, Linda Lee, via phone, email, U.S. Mail, and/or in-person to express your concerns about these two proposals and ask her to vote against them. These zoning text amendments will impact all New Yorkers. Please share this Call to Action with other New Yorkers. We must all come together to protect our neighborhoods. We thank you for your time and dedication to this cause. Your help is invaluable, and we could not do it without your support.

Please feel free to use the below-suggested letter to inform Councilwoman Lee of your thoughts on this matter.

The contact information for Councilwoman Lee is:

Council District 23 - Linda Lee - 718-468-0137 - District23@council.nyc.gov - 73-03 Bell Blvd., 1N, Oakland Gardens, 11364

Thank you for your community concern,

Board of Directors

Bayside Hills Civic Association

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# • BAYSIDE HILLS CIVIC ASSOCIATION •

Dear Councilwoman Lee:

I am writing today to urge you to oppose the City of Yes proposals that you will be voting on soon. These proposals will have negative impacts in both low-density and high-density areas of our city. While the City of Yes – Housing Opportunity proposal will frankly have catastrophic consequences on our residential communities, the matter at hand now is the City of Yes – Economic Opportunity proposal, which, if passed, will allow unregulated commercial uses throughout all of our neighborhoods. This pressing matter must be rejected to help preserve communities across the city and allow us to consider better solutions that will get our city back on its feet – the right way.

While many of the aspects of these proposals will have dire impacts on our community, some of the worst include:

- Allowing owners of houses and apartments to open business establishments, including massage parlors, nail salons, and barbershops, will disrupt the quality of life in neighborhoods across the city and negatively affect the residential atmosphere that we have fought to maintain.
- This proposal will allow businesses into commercial areas where they shouldn't be able to locate, creating dangerous conditions on neighborhood retail commercial strips.
- Expanding the areas where cabaret licenses will be granted will diminish the quality of life in residences that are in close proximity to these areas.
- Allowing retail/office/storefronts such as corner stores
- Up to 2500 square feet on all properties within 100 feet of every corner on every residential block, transforming the quieter areas of our city into an unrecognizable commercial nightmare.

These changes, along with many others proposed alongside them, will lead to a need for increased enforcement from various city agencies that are already not equipped to take on the volume of issues we have today, let alone in the future. Between staffing shortages and newly announced budget cuts, these changes are all but guaranteed to place the burden of enforcement on already strained city workers. In addition, when considering zoning proposals with a citywide impact like these to the zoning code, collateral damage must be taken into consideration. In this instance, the myriad unintended consequences that would occur from adoption of these zoning changes are immense – and unacceptable.

As a resident of New York City that will unquestionably be affected by the negative impact of these proposals, I urge that you take these points into consideration, and that you further research and weigh how these proposals can affect myself as well as all of your constituents.

Sincerely, your constituent,

name

address

email

Phone

# • BAYSIDE HILLS CIVIC ASSOCIATION •



The planning documents for City of Yes for Housing present a rosy picture in which thousands of affordable new homes flood the market, eliminating the housing shortage and reducing costs, with no drastic changes to any of our neighborhoods. That picture is not accurate at all, and the rampant disinformation needs to be refuted before this ill-conceived proposal comes to a vote. If passed, the City of Yes for Housing will permanently destroy many neighborhoods – especially, but not limited to, historic neighborhoods in eastern Queens.

There are 5 basic myths at the foundation of the proposal:

A little more housing everywhere. The proposal claims that no neighborhood will be overly burdened, and that all of our communities can easily absorb just a few more homes to solve the crisis. There are no limits built in to this proposal, however – there is nothing that would prevent “a little more” from becoming “a lot more” once developers target a neighborhood. None of that new housing may be affordable if developers see an opportunity to build market-rate or even luxury units instead.

The character of your neighborhood won't change. A high-density neighborhood that is already filled with apartment buildings may not feel different once a few more buildings are added. But it's disingenuous to suggest that a low-density neighborhood now made up of single-family homes will not have a different character once it starts filling up with apartment buildings. We are not eliminating single-family zoning. That is simply not true. Once accessory dwelling units are allowed in single-family zones, no builder will ever erect a single-family home again. Even if the zoning on the books remains the same, in fact the neighborhood would become a multifamily zone. Why not say plainly that New York City no longer wants anyone to live in a single-family zone, rather than hiding that intention behind the myth?

Single-family zoning is racist, exclusionary, and outdated anyway. New York City has a marvelous diversity of housing and neighborhoods to suit many different needs, for people of all kinds. It is untrue and insulting to imply that our single-family zoning is racially exclusionary. In my current Zip code, 11361, the population is half White, a third Asian, and the remainder a mix. In the nearby neighborhood where I grew up, Zip code 11429 is 80 percent Black, with the remainder a polyglot. What we have in common is that we want, and have earned, our little patches of green and tiny plots of land. With only 15 percent of New York City zoned for single-family homes, why would we want to eliminate housing diversity and deny it to those of us who have worked our way up to homeownership?

It's only fair to treat the whole city the same way. The only truly fair way is to treat communities as the unique entities that they are. For example, eliminating the off-street parking requirement may be workable where car ownership is low and there are commercial garages available for those who need parking. In neighborhoods like mine, people need and have cars – and wishing they didn't doesn't make it so. Allowing developers to build multi-family buildings without off-street parking will lead to predictable results: more cars, with nowhere to park them. A developer can walk away and leave a neighborhood to deal with more cars on the street. That is not an issue to be shrugged off, but a real consequence, and it's why the entire city cannot be treated the same.

City planners who are trying to solve a real problem – a need for more housing – are trying to do so by destroying historic neighborhoods when there are alternatives. Thousands of empty NYCHA units, luxury investment units that stand empty, landlord-held unoccupied apartments, deserted shopping malls, empty office buildings, outdated industrial buildings – these all have potential for conversion to housing. It may be easier to just demonize homeowners who want to preserve their communities, but once our historic neighborhoods are gone, they are gone forever. If the planners behind the City of Yes for Housing were honest, their PowerPoints and webinars would admit candidly that they are deliberately targeting our neighborhoods for urbanization.

Not since Robert Moses imposed his vision of a car-friendly metropolis, decimating neighborhoods in the process, has there been such a threat to our neighborhoods. We are not “housing units” – we are homes, and neighbors, and communities. The City of Yes for Housing is a crude cudgel that would destroy our communities, hidden behind the myth that it would creating affordable housing.

Roseann Henry is immediate past president of the Bellcourt Civic Association in Bayside, Queens.

# • BAYSIDE HILLS CIVIC ASSOCIATION •



**Save the Date**  
**BHCA Annual Spring Festival – Captain Dermody Triangle**  
**May 4, 2024 11am-1pm**



# • BAYSIDE HILLS CIVIC ASSOCIATION •

Former BHCA President, Michael Feiner, will be honored at this event



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Jim Trent, QCC Treasurer, 242-33 90<sup>th</sup> Avenue, Bellerose, NY 11426

You are also encouraged to make your reservation via Eventbrite at:

<https://bit.ly/4bUNXNx>

More details are available at [www.qcc.nyc](http://www.qcc.nyc)

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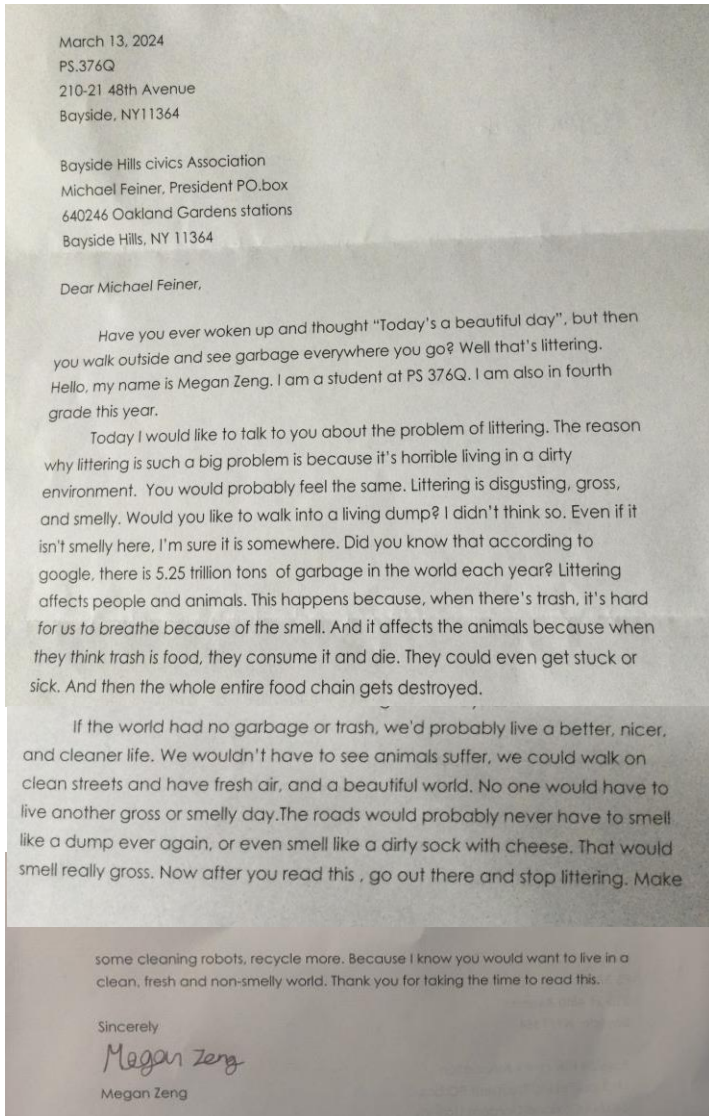
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Cash Bar Available.



# • BAYSIDE HILLS CIVIC ASSOCIATION •

Sharing this letter sent to Bayside Hills Civic Association from 4th grader Megan Zang of PS 376Q. I know our future is bright with kids like her.



Bayside Hills Civic Association lobbied to have the Bell Blvd sign on Horace Harding replaced after it was damaged by a large truck.



BHCA requested the graffiti from the traffic sign at the northern entrance of the Bell Blvd. be removed as well. Again, our requests were honored.



**The BHCA helping to keep our community beautiful.**



Thank you to Council Member Linda Lee for your attention to these matters and continually assisting us in our efforts to maintain the integrity of our Bayside Hills neighborhood.

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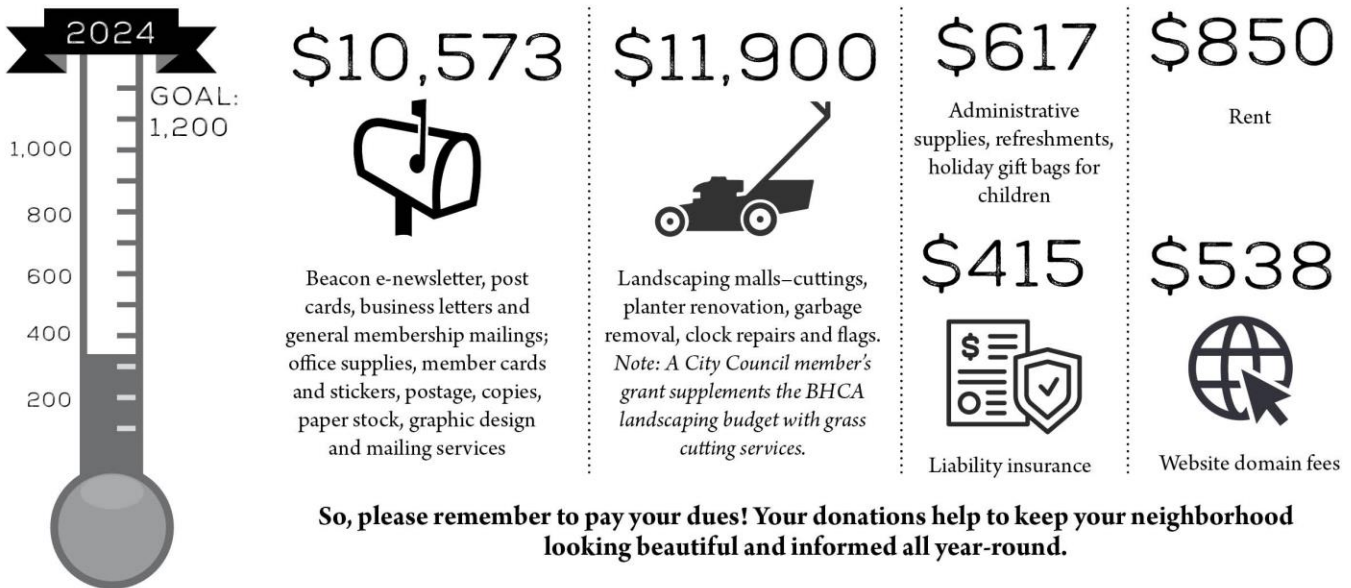
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BHCA

## PLEASE SEND IN YOUR 2024 DUES DONATION TODAY!

We appreciate your generosity. The Bayside Hills Civic Association is an open homeowner membership organization representing over 1,200 households within the boundaries of Bayside Hills. Our mission is to promote a safer, more livable community. The BHCA Board is volunteer-powered and service-driven. Its advocacy, beautification, and communication work rely solely on the support of members, sponsors, *Beacon* advertisers, and participating discount merchants to maintain and improve our neighborhood. **Here is a simple infographic to show how some of our dues were spent in 2023.**



**So, please remember to pay your dues! Your donations help to keep your neighborhood looking beautiful and informed all year-round.**

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