



*Donovan Richards*  
*Queens Borough President*

## Community Board No. 2

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*Morry Galonoy*  
*Chairperson*

*Debra Markell Kleinert*  
*District Manager*

March 8, 2022

New York City Department of Transportation  
Office of Cityscape and Franchises  
55 Water Street, 9<sup>th</sup> Floor  
New York, New York 10041

RE: **Revocable Consent for 52-03 Center Boulevard, LIC, NY**

To Whom It May Concern:

On March 3, 2022 at the Full Board Meeting of Queens, Community Board 2, a Public Hearing was held on a New Revocable Consent Petition to the Department of Transportation (DOT) by SELFHHELP HPS HDFC Inc. and 52-03 Center LLC to construct, maintain and use a flood mitigation system (including permanent concrete foundation for flood barrier, anchor bolts and plugs for flood barrier and mullions) to accommodate a temporary flood barrier during flood condition and temporary demountable stairs during flood condition.

After hearing presentations on the proposed flood mitigation system for 52-03 Center Boulevard from the civil engineer as well as the development team, the Full Board voted 28 in favor; 0 opposed; and 1 abstention to oppose issuing a letter of no objection for the revocable consent. Community Board 2 is opposed to the revocable consent being requested, and has the following serious concerns about the proposed system:

- When deployed, the proposed flood barriers will block the public sidewalk and may increase the amount of water in the street, making conditions in the surrounding area more hazardous.
- From a life safety point of view, egress from the retail space will remain hazardous even after the barriers are deployed. To leave the site, occupants of the retail space would have to climb over the barriers and into the flooded street, rather than having access to a safe location at or above the design flood elevation. In addition, mobility-impaired occupants would not be able to use the portable stairs provided to climb over the barriers.

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- The residential egress stair which exits into the floodplain is equally hazardous, for the same reasons. While we understand that one egress stair exits into the main lobby, which is at a safe elevation, residents may not be aware of which stair to use in the event of a flood or storm event.
- The flood barrier system is a new technology. The development team could not provide any NYC examples of systems in place that have withstood flood conditions. Moreover, they were not able to state how quickly the system could be deployed in the event of a serious flood or storm event.

CB 2 suggests that the feasibility of an amended plan be studied at this time, such as an egress corridor at the back of the retail space, which could connect to an exit location above the flood plain. If safe egress for building occupants can be achieved without their having to use the retail entry doors, then a flood barrier system could be placed much closer to the building, with less impact on the sidewalk and street.

Sincerely,



Debra Markell Kleinert  
District Manager

DMK/mag

Cc: Honorable Alexandria Ocasio-Cortez, US Congress  
Honorable Carolyn B, Maloney, US Congress  
Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Brian Barnwell, NYS Assembly  
Honorable Jessica Gonzalez-Rojas, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Shekar Krishman, NYC Council Member  
Honorable Julie Won, NYC Council Member  
Honorable Donovan Richards, Queens Borough President  
Morry Galonoy, Chairperson, Community Board 2  
Lisa Deller, Chair, Land Use Committee  
Christine Hunter, Co-Chair, Land Use Committee  
Nicole Garcia, NYC Department of Transportation  
Gretha Suarez, NYC Department of Transportation  
Ting-Hsin Wang, NYC Department of Transportation  
Cody Buchalter, P.E.

DOT Revocable Consent 52-03 Center Boulevard