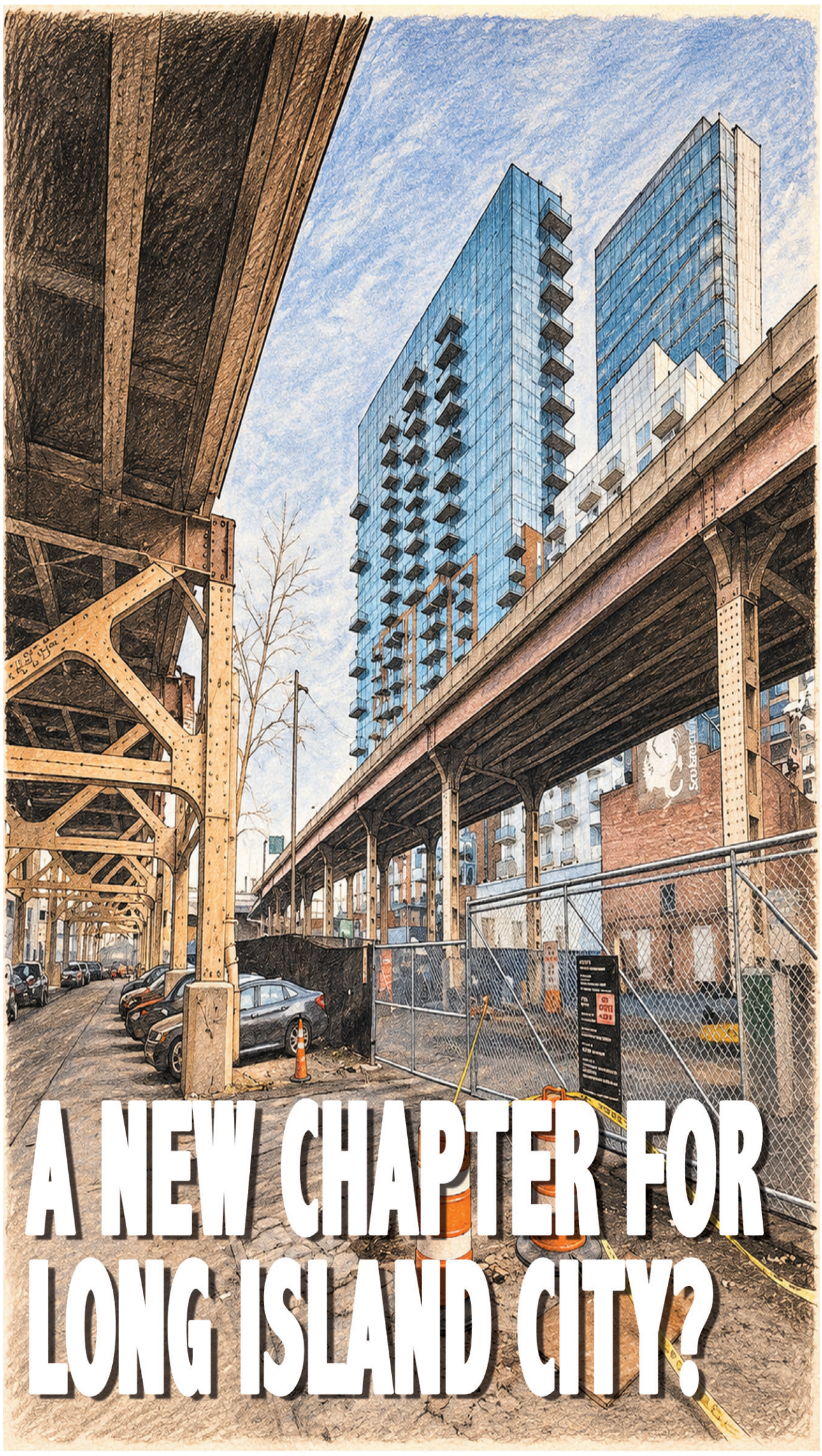
WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

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CITY SEEKS DEVELOPMENT-RIGHTS SALE TO HELP FUND PUBLIC SPACE BENEATH QUEENSBORO BRIDGE RAMPS

LONG ISLAND CITY, QUEENS — City officials are advancing a proposal intended to turn city-owned land beneath the Ed Koch Queensboro Bridge approach ramps into public open space by selling development rights to eligible neighboring property owners.

The New York City Economic Development Corporation, acting on behalf of the city, released a Request for Proposals on October 30, 2026, seeking buyers for approximately 333,000 square feet of zoning floor area associated with six city-owned parcels beneath and adjacent to the ramps. The solicitation concerns development rights, not the sale of the land itself.

NYCEDC presented the initiative at Queens Community Board 2's November 5, 2026, meeting. The parcels currently support Department of Transportation bridge repair and maintenance operations.

HOW THE PROPOSAL WOULD WORK

Development rights represent unused building capacity that can be transferred to eligible receiving properties, allowing additional development on those sites. NYCEDC's presentation identifies seven adjacent receiving sites with existing or planned residential developments.

The city intends to use proceeds from the sale to relocate DOT operations and facilitate new public open space beneath the ramps. According to NYCEDC, remaining proceeds after relocation would fund the plaza's design and construction. DOT would still require access to maintain and repair the bridge ramps.

That makes the proposed public space dependent on more than selecting a buyer: the development-rights transactions and relocation of existing operations must also move forward.

CONNECTION TO ONELIC

The initiative is part of the city's commitments associated with the OneLIC Neighborhood Plan, adopted by the City Council on November 12, 2025. The plan is intended to facilitate nearly 15,000 new homes and includes investments in public open space, including beneath the Queensboro Bridge. The development-rights solicitation also seeks to advance housing production, including permanently income-restricted affordable housing under applicable Mandatory Inclusionary Housing requirements.

DEADLINE AND NEXT STEPS

Proposals are due January 4, 2027, at 4 p.m. Eastern time. NYCEDC says it plans to select one or more respondents based on factors including the proposed purchase price, transaction feasibility and readiness, qualifications and experience, and responsiveness to the RFP's goals.

Important details remain unresolved. DOT operations must be relocated to make way for the public space, and that relocation is contingent on proceeds from the development-rights sale. A final plaza design has not been established nor is there a construction schedule.

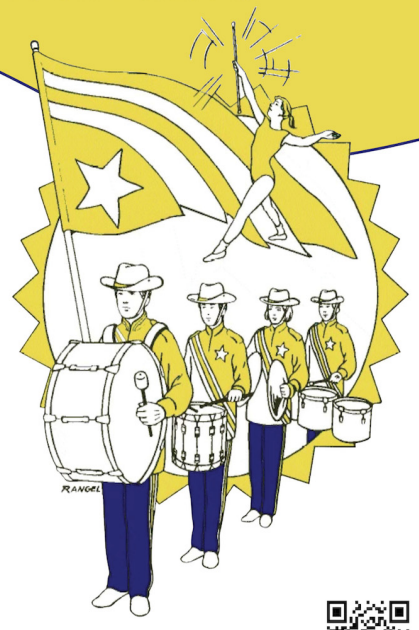
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Dr. Sharon Cadiz, Joe Gurrado, Peter Ross

HOW TO BE A GOOD WORKER: KEY TRAITS & CAREER TIPS

by Stan Popovich

Good workers are valued not just for their skills, but for their attitude and consistency.

Showing effort, respect, and teamwork can make a big difference in the workplace.

What Makes Someone a Good Worker?

A good worker combines reliability, a positive attitude, strong communication, teamwork, and a willingness to learn. Effective employees take responsibility, adapt to change, solve problems, support coworkers, and consistently look for ways to improve their performance.

What Skills and Traits Make Someone a Good Worker?

Excelling at work goes beyond simply showing up on time. Successful professionals are reliable, adaptable, communicative, and proactive problem-solvers. They contribute to a positive, collaborative environment, support their team and the organization, and continue to grow in their skills and capabilities.

How Can You Become a Better Employee?

Performing well in your role helps ensure job security and contributes to a productive, supportive work environment. Here are actionable steps to strengthen your impact at work:

1. Follow company guidelines: Start by reviewing your employee handbook. Policies exist to keep everyone safe and informed. Following them demonstrates professionalism, responsibility, and respect for your team.

2. Maintain a positive attitude: A constructive mindset improves how you approach tasks and uplifts colleagues. This aligns with other anxiety tips by helping you stay grounded and shift focus from fear-driven thoughts.

3. Dress for success: Present yourself professionally. Neat attire and personal grooming make a positive impression and signal that you take your role seriously.

4. Understand company goals: Learn what your organization is striving to achieve. Pay attention during meetings and consider how you can contribute to these objectives.

5. Focus on solutions: Address challenges by identifying actionable steps. Shifting your attention to solutions reduces fear-driven stress and promotes clarity.

6. Build strong relationships: Connect meaningfully with coworkers and supervisors. Be open to learning, take responsibility for mistakes, and offer support. Collaboration fosters trust and makes you a reliable, respected team member.

7. Communicate effectively: Listen actively and respond thoughtfully. Share your ideas clearly, take initiative to resolve issues, and be someone your colleagues and managers can rely on.

8. Be trustworthy: Demonstrate integrity through honesty and accountability. Seek continuous improvement, take feedback seriously, and stay open-minded when presented with new ideas.

9. Stay motivated: Focus on the present and maintain determination, even during challenging periods. This means grounding yourself in the moment to manage anxiety and maintain productivity.

10. Be a team player: Support colleagues who may be struggling. Helping others grow and succeed demonstrates leadership and adds value to the organization.

11. Get to know coworkers: Build positive, meaningful relationships beyond day-to-day tasks. Understanding your team strengthens collaboration and morale.

12. Give credit to others: Celebrate achievements openly. Recognizing others' successes builds trust and encourages a supportive workplace culture.

13. Adapt to changes: Flexibility is highly valued. When policies or routines change, adjust proactively, ask questions when necessary, and maintain a positive attitude with your coworkers and business clients.

14. Participate in company events: Engaging in social and team-building activities fosters stronger connections and a sense of belonging within the organization.

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Mount Sinai *Brain Injury Research Center*

Study PI: Dr. Kristen Dams-O'Connor
Study 25-00922

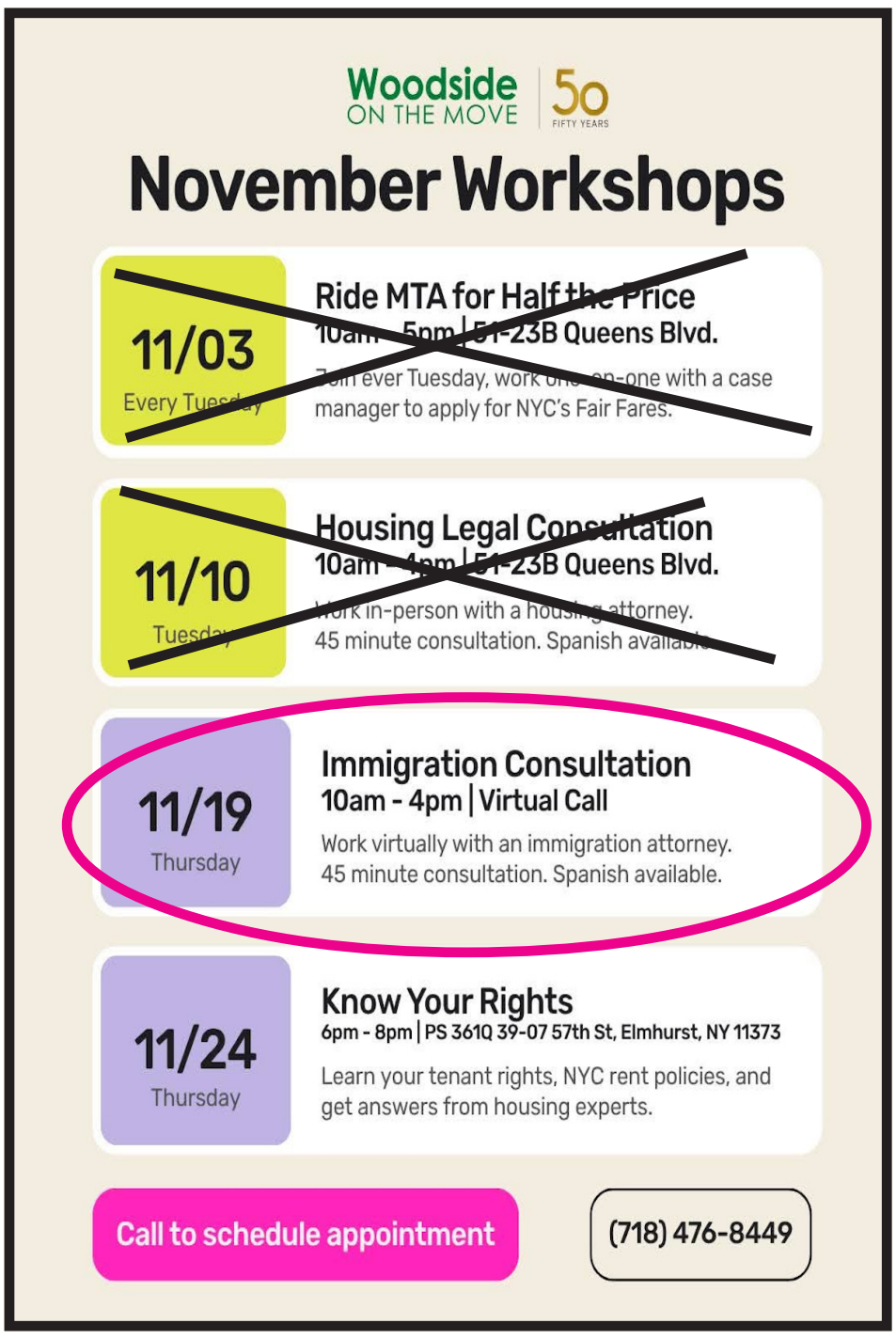
THE WAY FORWARD

by Dr. Sharon M. Cadiz

The events of the last week are being felt like a victory for some and a defeat for others. Some are being guided to feel fear about the outcome causing them to perceive threat and a need to take measures to protect themselves. One man in a televised segment of a television show urged others to get their "bible and gun." Others are poised to take action that will address some longstanding issues that threaten the future of democracy. As difficult as it may seem for both groups of individuals, this is a moment that calls for unity, not polarization. The differences that grow out of party lines, religion, race hatred, gender bias, income inequities, privilege, power and control pale in the light of the reckoning we will face as a result of ignoring the mandates of our constitution; and our shared role as custodians of the environment here on planet Earth where we already have witnessed evidence of governmental suppression, and climate change causing extreme weather disasters. The global civil unrest is yet another sign that the moral obligation to care for one another and the planet has broadly been ignored to a large extent. The disparities and neglect of basic needs of the masses in favor of power, control and greed facilitated by notions of what success and victory mean, negates the prime directives and mission driven goals that allow humanity to survive, prosper and advance. We find ourselves fighting it out in the foolish hope that we can win by doing so. If we call ourselves a democracy; if we care about real affordability and health care for our nation's people; if we value our lives and the planet, we must wake up to the reality that we can only achieve these things together. The poison of hatred, ignorance, prejudice, discrimination, violence, destruction and willful acts of manipulation, are a malignancy that has often destroyed reason and corrupted actions aimed at the goodwill and the common good. This same poison has triggered the trauma and the mental anguish that is perhaps the unaddressed root cause of many of the acts of violence being reported in the news. A frightened and confused mind can make one capable of committing horrible acts of violence. Instead of calming the public with positive possibilities for the way forward, many are retreating to their familiar 'camps' arming themselves with resentment, blame of others and rationalized excuses for why they can't put down their weapons or cease their fighting.

We all need water and air; yet, we seem perfectly capable of ignoring what the environment requires of us to provide clean water and air, as well as what is needed to access these vital resources. Instead, we focus on battles about fossil fuel and territorial disputes that inevitably end in war, lost lives; along with physical, psychic and spiritual wounds. We don't need more discussion about how we got into this state, we simply need to pause, reflect and consider whether we want to continue to commit acts of collective self-harm activated by an unrelenting creed of *right versus wrong* thinking that keeps us trapped in the problems. This prompts me to utilize a saying that I developed when my children displayed this kind of behavior toward each other. I would say: "Attack the problem, not each other." A fitting adage warns against "cutting your nose to spite your face." We might even recall the song lyric that invites us to "meet in the middle," considering it a kind of neutral territory for hashing things out, or showing how much we care by dispensing with resistance. Join me in the middle. There will be no dress code and everyone is encouraged to come as they are, but if there is a tinge of uneasiness about such an action, know that we are all made unique and different because we each hold a piece of this reality that we call life. No piece is more important or less important, but simply a necessary part of the greater whole. We keep missing the point, and when we move toward that center for peace, harmony and collaboration, we trip over our stubborn will to preserve old beliefs and habits rather than considering something new that can serve all. We continue to miss the obvious lessons. If we have homelessness, that denies the basic fact that every living creature needs shelter; if we hoard or seek to control by exclusion or limit the access to resources needed for survival; or contaminate the planet with careless and destructive actions, none of us will be spared the consequences of the neglect and harmful pursuit of individual self-interest. By remaining in the current state, we will be defying our natural calling to serve humanity and the sacredness of life as we know it.

Before you take another step, think about what is motivating you and how your actions are linked to the well-being and welfare of every other human being. As you pause to consider how you can move forward with a commitment to your own health, welfare and well-being; that of your family, fellow human beings; and the planet's ability to thrive, know that *the choice is yours*. The moment is *now*. Put on your comfortable shoes, and I hope to see you on the path.







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LIGHT YOUR WAY: A DAYLIGHT SAVINGS PSA

by Cyclo Pete

Greetings, Woodside cyclists! With Halloween in the rear view, creepy days may be over, but these long nights are only getting scarier! We set back our clocks back recently and the sun will now set prior to 5pm for the next couple of months. All of this means you need lights! Where do you start? Read on for some tips.

Input and Output

There is a legal requirement for all cyclists riding in NYC between dusk and dawn to have a white front light and a red rear light. You can get a cheap set of battery-powered red and white lights for less than $10 to meet the requirement. But if you're safety conscious and want to make sure the lights are keeping you visible and safe, it might make sense to spend a bit more. What you really are looking for are lights with blink modes. Most vehicles on a street have red rear lights, so to stand out, you'll want yours to blink. Of course, the brighter the lights the more power they will require, so if you want a good set of rechargeable USB powered front and rear lights with variable modes and good lumen output, be prepared to spend upwards of $30 and potentially way more depending on what you are looking for.

How Much is Too Much?

While brighter is better, bike lights do have a point of diminishing returns. We live in a city with a relatively high level of ambient light, meaning you should not need much more than 100 lumens to be seen while riding at night. If you go any higher than 200 lumens for a front light you risk blinding oncoming traffic, which makes you more difficult to see. Rear lights should generally be half as bright as your front light. Don't fall into the trap of buying more expensive brighter lights. If you want to spend more, make sure it's for premium features like USB charging, blink modes, visibility from side angles, and quality of components.

Are you ready to dress up in your hi-viz and take a nice well-lit bike trip? A good set of lights can set you back a bit, but it will keep you safe and seen during these dark and dreary days. So, find your way to light up and ride safe, Woodside!






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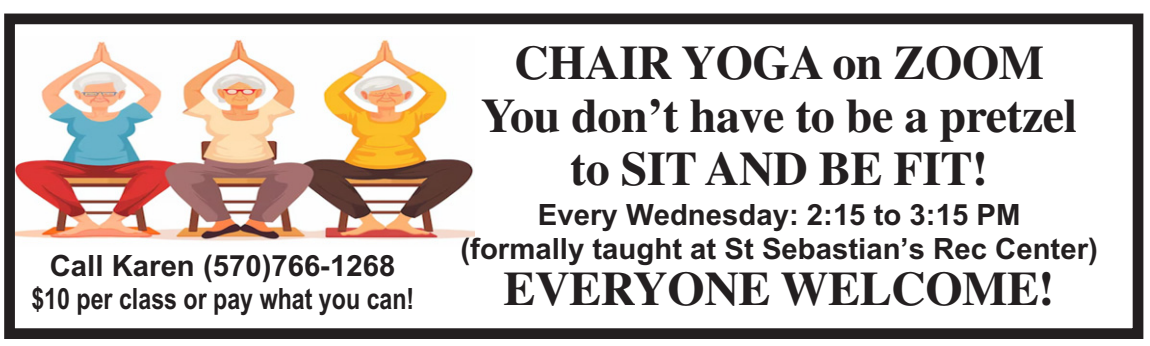

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Ivan Carlos Cussianovich Val,
Karlos Augusto Cussianovich Aguirre,
Mirtha Aguirre,
Carlos Pedreros,
Attorney General of the State of New York
The unknown distributees, legatees, devisees, heirs at law and assignees of Augusto Aguirre**,** deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained
Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of Augusto Aguirre**,** deceased, who at the time of death was a resident of 92-31 57th Avenue, Apt 2F, Elmhurst, NY 11373, in the County of Queens, State of New York.
SEND GREETING:
Upon the petition of JACQUELINE M. MAZZOLA, Public Administrator of Queens County, who maintains her office at 88-11 Sutphin Boulevard, Jamaica, Queens County, New York 11435, as Temporary Administrator of the Estate of Augusto Aguirre, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate's Court of the County of Queens, to be held at the Queens General Courthouse, Room 62, 88-11 Sutphin Boulevard, Jamaica, City and State of New York, on the 14th day of January, 2027 at 9:30 o'clock in the forenoon, why the Account of Proceedings of the Public Administrator of Queens County, as **Temporary** Administrator of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow a reasonable amount of compensation to GERARD J. SWEENEY, ESQ., for legal services rendered to petitioner herein in the amount of $107,623.01 and that the Court fix the fair and reasonable additional fee for any services to be rendered by GERARD J. SWEENEY, ESQ., hereafter in connection with proceedings on kinship, claims etc., prior to entry of a final Decree on this accounting in the amount of 3.5% of assets or income collected after the date of the within accounting; and why the Surrogate should not fix and allow an amount equal to one percent on said Schedules of the total assets on Schedules A, A1, and A2 plus any additional monies received subsequent to the date of this account, as the fair and reasonable amount payable to the Office of the Public Administrator for the expenses of said office pursuant to S.C.P.A. §1106(3); and why the Last Will and Testament dated October 12, 2001, copy attached, should not be admitted to Probate; and why the Letters of Temporary Administration issued to the Public Administrator should not be revoked; and why Letters of Administration CTA should not be issued to the Public Administrator; and why the net residuary estate should not be paid pursuant to the Last Will and Testament as follows;
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100% to the Fiduciary of the Estate of Ines Beatriz Aguirre Ramirez de Cussianovich and if none appointed within 90 days of the accounting Decree, to the NYC Commissioner of Finance FBO the Estate of Ines Beatriz Aguirre Ramirez de Cussianovich
Dated, Attested and Sealed
28th day of October, 2026
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Surrogate, Queens County
Janet Edwards Tucker
Chief Clerk
GERARD J. SWEENEY, ESQ.
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