



**IN THE MATTER OF** an application submitted by Catholic Medical Mission Board pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an M1-4/R7A District property bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street;

as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-829.

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This application for a zoning map amendment (C 240334 ZMQ) was filed by the Catholic Medical Mission Board on May 5, 2024. This application, in conjunction with a related application for a zoning text amendment (N 240335 ZRQ), would facilitate the development of a 10-story mixed-use building with 258 dwelling units, approximately 65 to 77 of which would be permanently income-restricted, ground-floor commercial retail, office, and light industrial space at 33-01 11th Street in the Ravenswood neighborhood of Queens, Community District 1.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 240334 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 240335 ZRQ            Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

### **BACKGROUND**

The applicant seeks a zoning map amendment to change an R5 zoning district to an M1-4/R7A

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district and to map the Special Mixed Use District (MX-23). Additionally, the applicant seeks a zoning text amendment to establish an MIH area coterminous with the project area. These actions would facilitate the development of a new 10-story mixed-use building with approximately 213,000 square feet of total floor area, including 187,000 square feet of residential floor area with 258 dwelling units, of which approximately 65 to 77 would be permanently income-restricted. The proposed development would also contain approximately 3,300 square feet of community facility office space and approximately 14,000 square feet of light industrial warehouse space to support the Catholic Medical Mission Boards food distribution operations. Additionally, the proposed development would contain approximately 9,000 square feet of commercial space.

The project area consists of the entirety of Block 317 bounded by 33rd Avenue to the north, 12th Street to the east, 33rd Road to the south and 11th Street to the west. The rezoning area consists of Block 371, Lots 1, 16 and 18.

The development site is coterminous with the rezoning area and comprised of Block 371, Lots 1, 16 and 18. The development site has approximately 236 feet of frontage on 11th Street, approximately 178 feet of frontage on 33rd Road, approximately 199 feet of frontage on 12th Street and approximately 219 feet of frontage on 33rd Avenue. Lot 1 is improved with a single-story warehouse with approximately 35,000 square feet of floor area and is currently used as a distribution center by the Catholic Medical Mission Board. Lots 16 and 18 are improved with a single-story building used for automobile repair.

The surrounding area consists of a mix of light industrial, residential, commercial and community facility uses. The area north of the project area is mapped with an R7A zoning district and C1-3 and C2-3 commercial overlays mapped primarily along Vernon Boulevard and Broadway. This area is developed with two- to eight-story residential buildings with commercial uses on the ground floor as well as one- to two-story commercial and industrial buildings. The area east of the project area is mapped with an R6 zoning district and is primarily developed with three-story attached residences and a six-story high school. The areas directly north and south of

the project area are mapped with M1-4/R7A and M1-5/R6A zoning districts, respectively, and are within the established MX-23. Both areas are improved with single-story warehouses and parking. The remainder of the surrounding area is mapped with an R5 zoning district and is developed with a variety of uses including low-scale, nonconforming industrial and commercial buildings that house food production, warehousing and distribution, automobile repair uses, and one- to four-story attached and semi-attached residences.

Broadway, which is a primary east-west commercial corridor connecting Elmhurst with Astoria, is located approximately one block north of the project area. Vernon Boulevard, which is a primary north-south corridor connecting Long Island City to Astoria, is located approximately two blocks west of the project area. 21st Street, which is a primary north-south corridor connecting Long Island City to Astoria, is located approximately four blocks west of the project area.

Open space in the area includes Socrates Sculpture Park, an approximately 210,000 square foot park featuring public art, which is located two blocks north of the project area. Rainey Park, an approximately 404,000 square foot park, is located three blocks west of the project area and includes multiple amenities such as a playground, restrooms, and picnic areas. Both parks are owned and operated by the Department of Parks and Recreation (DPR).

Community facility uses in the area include Long Island City High School, which is located two blocks east of the project area, serving ninth through twelfth grades. Two blocks to the west of the project area is the Noguchi Museum, a museum dedicated to the works of artist and landscape architect Isamu Noguchi.

The area is well served by public transit and is located within the Inner Transit Zone. The Broadway subway station, served by N and W subway lines, is located approximately eight blocks east of the project area. Bus lines in the surrounding area include the Q103 which runs along Vernon Boulevard between Halletts Point and Long Island City and the Q104, which runs along Broadway between Ravenswood and Sunnyside. Three bus lines run along 21st Street: the

Q69, which runs between Astoria Heights and Long Island City; the Q100, which runs between Rikers Island and Long Island City; and the B62, which runs between Halletts Point and Downtown Brooklyn.

In 1961, the project area was mapped with an R5 zoning district. The surrounding area north of Broadway was rezoned as part of the 2010 Astoria Rezoning (C 100199Z MQ), effective May 25, 2010, which rezoned 238 blocks of the neighborhood to preserve the existing scale and character of the area while allowing for a modest increase in residential and commercial density in limited locations. On October 17, 2019, the block directly west of the project area was rezoned as part of the Vernon Boulevard-Broadway Rezoning (C 190386 ZSQ), which rezoned the block from an R5 zoning district to an R7X/C1-3 and an R6B zoning districts. The rezoning action also included a large-scale special permit to concentrate bulk to the northerly portion of the block near wide streets and provide publicly accessible space adjacent to the Noguchi Museum sculpture garden. On October 21, 2021, the block directly to the north of the project area was rezoned as part of the Broadway and 11th Street Rezoning (C 210025 ZMQ), which rezoned the block from an R5 zoning district to an M1-4/R7A zoning district. On July 14, 2022, the block directly to the south of the project area was rezoned as part of the 11th Street and 34th Avenue Rezoning (C 210234 ZMQ), which rezoned the block from an R5 zoning district to an M1-5/R6A zoning district.

R5 zoning districts are medium-density residential zoning districts that allow a maximum residential floor area ratio (FAR) of 1.5 for residential uses. The maximum street wall height is 45 feet, above which a building must be setback 15 feet and may rise to a maximum building height of 55 feet. Parking is not required.

The applicant proposes to construct a new 10-story mixed-use building totaling approximately 213,000 square feet at an FAR of 5.0. The building would contain approximately 213,000 square feet of total floor area, including 187,000 square feet of residential floor area with 258 dwelling units, of which approximately 65 to 77 would be permanently income-restricted. The proposed development would also contain approximately 3,300 square feet of community facility office

space and approximately 14,000 square feet of light industrial warehouse space to support the Catholic Medical Mission Boards food distribution operations. Additionally, the proposed development would contain approximately 9,000 square feet of commercial space. The building would rise to a base height of 85 feet at eight stories with setbacks of approximately 25 feet along 33rd Avenue, 18 feet along 33rd Road, and 23 feet along 12th Street, before rising to a maximum building height of 105 feet at 10 stories. An off-street loading berth would be accessed on 12th Street.

To facilitate this development, a zoning map amendment to change an R5 zoning district to an M1-4/R7A district and to map the Special Mixed Use District (MX-23). The M1-4/R7A (MX-23) zoning district is a mixed-use zoning district that pairs an M1-4, a manufacturing district that supports a mix of mid-rise commercial and industrial uses, with an R7A district, a medium-density contextual district that allows residential and community facility uses. Paired zoning districts have special regulations that enable residential and certain industrial uses to be located either side-by-side or within the same building. M1-4/R7A allows a maximum residential FAR of 5.01 for qualifying affordable housing or qualifying senior housing; a maximum FAR for commercial and industrial uses of 2.0; and a maximum community facility FAR of 4.0. Above a base height ranging from 40 to 85 feet, a building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 115 feet or 11 stories.

The applicant also proposes a zoning text amendment (N 240335 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires at least 25 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted for households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be affordable at an average of 80 percent of the AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 240334 ZMQ), in conjunction with the related application for a zoning text amendment (N 240335 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is: 24DCP128Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on August 8, 2025. The Negative Declaration includes an (E) designation (E-829) related to hazardous materials and air quality to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

#### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 240334 ZMQ), in conjunction with the application for the related action ( N 240335 ZRQ), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP) as amended, approved by the New York City Council on October 30, 2013, and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 23-032. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

#### **UNIFORM LAND USE REVIEW**

This application (C 240334 ZMQ) was certified as complete by the Department of City Planning on August 11, 2025, and duly referred to Queens Community Board 1 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 240335 ZRQ), which was

referred for information and review in accordance with the procedures for non-Uniform Land Use Review Procedure (ULURP) matters.

### **Community Board Public Hearing**

Queens Community Board 1 held a public hearing on this application (C 240334 ZMQ) and the related application for a zoning text amendment (N 240335 ZRQ) on September 16, 2025, and on that date, by a vote of 18 in favor, 17 opposed, zero abstaining and one not voting for cause on a motion, adopted a resolution recommending disapproval of the application with conditions. Despite not formally submitting written conditions, the board expressed their concerns surrounding depth of affordability, unit sizes, and building operations.

### **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (C 240334 ZMQ) and the related action for a zoning text amendment (N 240335 ZRQ) on September 18, 2025, and on October 23, 2025, issued a recommendation to approve the application with the following conditions:

- “ • There should be a minimum 30% goal to include M/WBE firms, hiring of local residents, and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should commit to HPD’s MIH Option 1 program; and
- To the best of their ability, the Applicant will assess the studio-to-family-sized unit ratio and make changes to include more family-sized units.”

### **City Planning Commission Public Hearing**

On November 19, 2025 (Calendar No. 7), the CPC scheduled December 3, 2025, for a public hearing on this application (C 240334 ZMQ) and the related application for a zoning text

amendment (N 240335 ZRQ). The hearing was duly held on December 3, 2025 (Calendar No. 16).

The applicant's representative testified in favor of the application and described the overall application, including the actions and proposed development. The applicant's representative explained that the new building would allow the Catholic Medical Mission Board to continue their mission, consolidate their operations, and provide housing that is inclusive of affordable housing on their property.

The applicant's representative described the land use rationale for the zoning map amendment, noting misalignment between the existing zoning and the current land uses and stated that the zoning map amendment would reflect recent land use changes on neighboring blocks.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 240334 ZMQ), in conjunction with the related application for a zoning text amendment (N 240335 ZRQ), is appropriate.

The Commission believes this application supports the City's goals to create new housing in locations that can support and improve local neighborhoods. As such, the applicant proposes to construct 258 dwelling units, approximately 77 of which would be permanently income-restricted pursuant to MIH. Additionally, the project would contain approximately 3,300 square feet of community facility office space, approximately 14,000 square feet of light industrial warehouse space, and approximately 9,000 square feet of commercial space. These new spaces would provide amenities to the surrounding neighborhood and support job-generating uses that would strengthen the area's mixed-use character.

The Commission believes the application would result in a new building that would consolidate and expand the Catholic Medical Mission Board's footprint within Ravenswood, Queens. The

new building would include office and food storage warehouse space on the ground floor to support the Catholic Medical Mission Board's programs related to health and nutrition.

The Commission finds the M1-4/R7A (MX-23) zoning district appropriate and believes that the proposed actions will allow the development to achieve outcomes reflective of the existing mixed-use character of the neighborhood. The density and use constraints of the current R5 zoning district discourages development consistent with residential, commercial, and industrial land use trends in the surrounding area. This zoning map change will increase the permitted density and height in the project area while allowing light industrial and commercial uses that are commonly found in this area of Ravenswood, Queens. The M1-4/R7A (MX-23) zoning district will build upon and complement previous rezonings in the immediate surrounding area, which aim to support the area's mixed-use character while expanding housing and job opportunities for the broader community.

The Commission believes that the project area is an opportune location for increased density and development with frontage on a wide street and nearby neighborhood amenities and resources, such as public transit access, cultural and educational facilities, and nearby open spaces.

The Commission finds that the proposed zoning text amendment to map a new MIH area is appropriate. Establishing a new MIH area is consistent with the City's goal to promote the development of affordable housing, as outlined in the Mayor's report: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. This project will help address the growing need for more housing in Queens and the broader city, including the creation of affordable housing near transit, schools, and playgrounds.

## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on August 8, 2025, with respect to this application (CEQR

No. 24DCP128Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 9a:

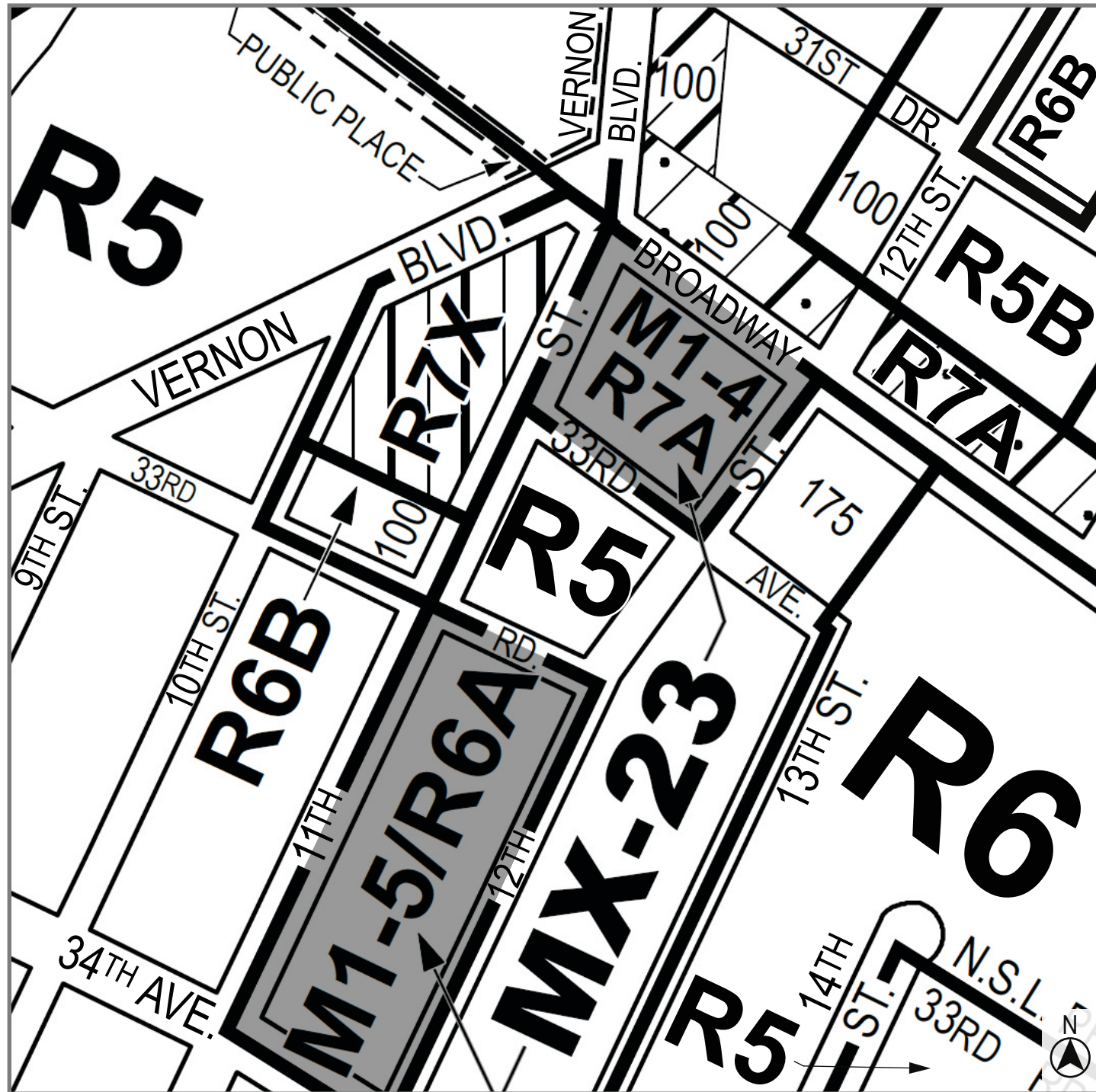
1. changing from an R5 District to an M1-4/R7A District property bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-829.

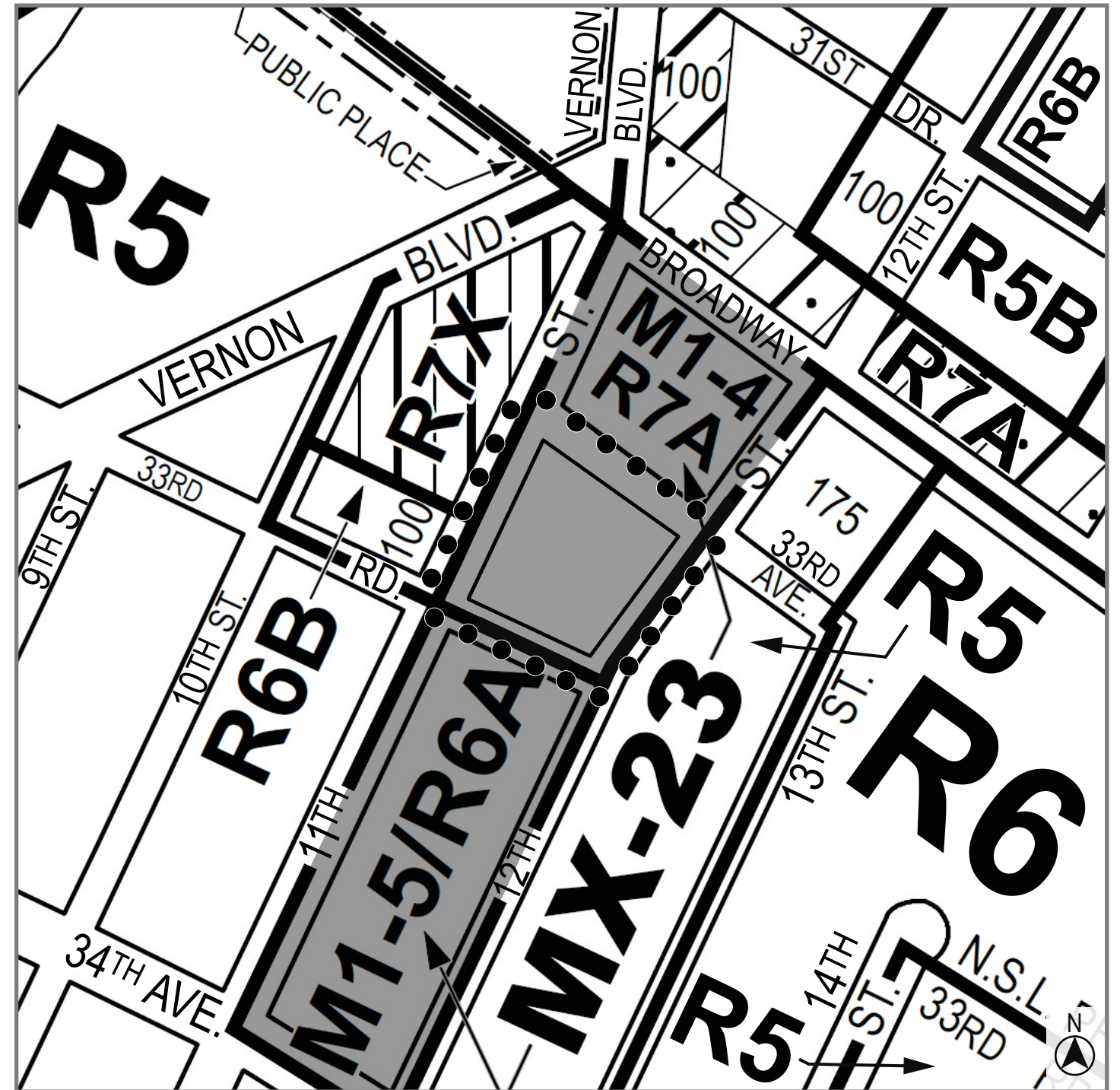
The above resolution (C 240334 ZMQ), duly adopted by the City Planning Commission on January 7, 2026 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**DANIEL R. GARODNICK Esq.,** *Chair*  
**KENNETH J. KNUCKLES, Esq.,** *Vice Chairman*  
**GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,**  
**ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,**  
**RASMIA KIRMANI FRYE, LEAH GOODRIDGE, Esq.,**  
**RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO,**  
**RAJ RAMPERSHAD,** *Commissioners*

# Zoning Change Map

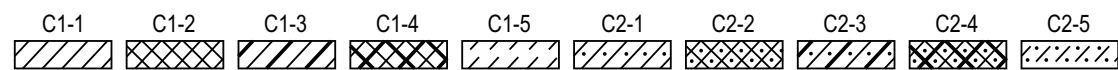


Current Zoning Map (9a)



Proposed Zoning Map (9a) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to M1-4/R7A (MX-23)



**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 33-01 11th Street Rezoning	
<b>Applicant:</b> Catholic Medical Mission Board	<b>Applicant's Primary Contact:</b> Richard Bass
<b>Application #</b> 240334ZMQ	<b>Borough:</b>
<b>CEQR Number:</b> 24DCP128Q	<b>Validated Community Districts:</b> Q01

**Docket Description:**  
 N THE MATTER OF an application submitted by Catholic Medical Mission Board pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a: 1. changing from an R5 District to an M1-4/R7A District property bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street; and 2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street; Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-829.

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Conditional Unfavorable</b>			
<b># In Favor:</b> 17	<b># Against:</b> 18	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 36
<b>Date of Vote:</b> 9/16/2025 12:00 AM		<b>Vote Location:</b> AWM 25-22 Astoria Blvd, Queens	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 9/16/2025 6:30 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	AWM 25-22 Astoria Boulevrd Astoria NY

**CONSIDERATION:** Community Board 1 Queens voted in 17 for 18 against 0 abstention1 not voting for cause on a motion to approve the referenced applications. The Boards vote to disapprove the rezoning action seemed to result from uncertainties about how the project would be administered and managed. Please see the detailed uploaded document regarding 33-01 11th Street Rezoning C240334ZMQ and N240335ZRQ.

Recommendation submitted by	QN CB1	Date: 11/7/2025 1:33 PM
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**City of New York**  
**Community Board #1, Queens**  
 The Pistilli Grand Manor  
 45-02 Ditmars Boulevard, LL Suite 1025  
 Astoria, N.Y. 11105  
 Tel: 718-626-1021, Fax: 718-626-1072  
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**Donovan Richards**  
*Borough President, Queens*  
**Michael Carlier**  
*Director, Community Boards*  
**Evie Hantzopoulos**  
*Chairperson*  
**Florence Koulouris**  
*District Manager*

**EXECUTIVE BOARD**

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 Evie Hantzopoulos  
*First Vice Chairperson*  
 Amy Hau  
*Second Vice Chairperson*  
 Thomas Ryan  
*Third Vice Chairperson*  
 Corinne Wood-Haynes  
*Executive Secretary*  
 Daniel Aliberti  
*Sergeant-at-Arms*  
 Tyrone Gardner  
*Ex-Officio*  
 Marie Torniali

October 9, 2025

Mr. Daniel Garodnick, Chair  
 City Planning Commission  
 120 Broadway, 31<sup>st</sup> Floor  
 New York, NY 10271

RE: 33-01 11<sup>th</sup> Street Rezoning, C240334ZMQ and N240335ZRQ Catholic Medical Mission Ravenswood, CD1Q

Dear Chair Garodnick:

Following a duly advertised public hearing during and discussion at its regular meeting on September 16, 2025, Community Board 1 Queens (CB1Q) voted 17 in favor, 18 against, 0 abstentions and 1 not voting for cause on a motion to approve the referenced applications (C240334 ZMQ, N240335 ZRQ) that would rezone a city block and map an MIH area at 33<sup>rd</sup> Avenue and 11<sup>th</sup> Street in the Ravenswood neighborhood of Astoria.

The Board's vote to disapprove the rezoning action seemed to result from uncertainties about how the project would be administered and managed. The plan for the project to be a condominium was first mentioned during the public hearing, after its review by the Land Use and Zoning Committee two weeks before. In previous committee and Board reviews of rezoning actions, an HPD-approved sponsor had already been designated to handle tenant selection and manage the rental process for the affordable units. For this application, the Board was told a brokerage firm had been selected to handle sales. Board members asked whether the MIH units would be part of an HPD homeownership program or be administered by a corporate owner that managed all or some of the affordable units. The filed application for the MIH text change to Appendix F requested mapping Options 1, 2 and 3 across the rezoning area but during review, the committee requested the applicant to revise the filing to map only Option 1. Illustrative rental costs presented at the public hearing under Option 1 seemed too high for current area residents wish want to remain in Ravenswood. The Board also believed there should be a higher percentage of more affordable units in this project and that certification of the application for ULURP review had been premature since several issues were still not resolved.

**Background**

The referenced applications were filed on behalf of the Catholic Medical Mission Board (CMMB). They seek a zoning change for Block 317 in the Ravenswood neighborhood of Astoria from R5 to a R7A/M1- 4 Mixed-Use District and a Mandatory Inclusion Housing Area (MIH) Options 1, 2 and 3 across the project site at 33-01 11th Street. If approved, the actions would permit construction of a ten-story, 212,940 SF mixed-use building with 258 dwelling units that covers the block bounded by 33rd Avenue, 12<sup>th</sup> Street, 33<sup>rd</sup> Road and 11<sup>th</sup> Street. Between 66 and 77 of the building's units would be income-restricted under MIH Option 1 and Option 2, with the final number of affordable units determined by unit size. The ground floor would be occupied by a 12,975 SF warehouse for CMMB operations, 8,960 SF of local retail or commercial uses and 3,385 SF of community facility space. Parking is not required under the recently-adopted City of Yes regulations and is not provided on site.

**Community Review**

The Board's Land Use and Zoning Committee reviewed the rezoning application September 3, 2025 and covered the following points in discussion:

- o Clarification on which MIH option would be applied to the development; Option 1 is preferred;
- o Description of the warehouse operations, office and community facility uses;

**BOARD MEMBERS (cont.)**

Michelle Amor  
 Cristian Batres  
 Kian Betancourt  
 Gerald Caliendo  
 Christina Chaise  
 Jean Marie D'Alleva  
 Jacqueline Diaz  
 Stacey Eliuk  
 Robert Feltault  
 Dean O. Feratovic  
 Adam Fisher-Cox  
 Frank Fredericks  
 Jacqueline Ibarra  
 Vanessa Jones-Hall  
 Hugo Ma  
 Athanasios Magoutas  
 Stella Nicolaou  
 Dino Panagoulis  
 Phyllis Parra  
 Juliet Payabyab  
 RoseMarie Poveromo  
 Dominique Robinson  
 Plinia Sarchese  
 Judy Trilivas  
 Ryan Van Manen  
 Mario Vergara  
 Thomas Wright Fernandez  
 Pablo Zuniga

**COMMITTEES & CHAIRPERSONS**

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 Brian Martinez  
*Capital/Expense Budget Co-Chairs*  
 Amy Hau  
 Corinne Wood-Haynes  
*Communications and Public Outreach*  
 Quinella Williams  
*Consumer Affairs/Licenses*  
 Kathleen Warnock  
*Education/Libraries/Youth Services*  
 Amin Mehedi  
*Environmental/Sanitation*  
 Patricia Mahecha  
*Health & Human Services*  
 Shahenaz Hamde  
*Housing*  
 Katie Ellman  
*Land Use & Zoning Co-Chairs*  
 Elizabeth Erion  
 Andreas Migias  
*Legal/ Legislative/ Parliamentary*  
 Rod Townsend  
*Office Budget and Staff*  
 Evie Hantzopoulos  
*Parks/Recreation/ Cultural*  
 Richard Khuzami  
*Public Safety*  
 Christopher Hanway  
*Transportation*  
 Dominic Stiller

- o Environmental impacts and planned remediation;
- o Resiliency measures for the new development;
- o Expected community facility uses;
- o Labor commitments;
- o With construction cost reduction by eliminating on-site accessory parking and receiving 485 tax benefits, did the lower cost of construction translate into lower market rents or provide any community benefit?

Aside from the MIH Option 1 preference and the high rental costs proposed in the project,

**Public Hearing**

During the presentation of the proposed development at the CBIQ's September 16<sup>th</sup> public hearing, two members from the general public testified. An area resident indicated that new retail uses should be restricted to small, local businesses, not large retail chains. He also wanted to know what community facility uses would be leasing the space. The President of the NYCHA Astoria Houses Tenants spoke about the existing traffic congestion, pedestrian safety issues near the Costco facility and fear that new development will exacerbate the situation.

The presentation also indicated that the market units in the building were planned to be condominiums. Other concerns raised and addressed by the applicant's representative included:

- o the projected rents for the affordable units were very high;
- o the gentrification of the Socrates Park area was making it difficult for lower-income families to find affordable housing to remain in the area;
- o the need for studios in a condominium building is questionable and should be replaced with family-sized units;
- o cleanup of the ground before construction from contaminated adjacent properties;
- o clarification whether the owner(s) would be exempt from paying property taxes on the condominiums because of its religious affiliation;
- o the project will commit to no exploitation of union workers and comply with the new 485X tax exemption rules;
- o a sponsor has not been hired as yet.

The rezoning action and development of a new mixed-use building would be consistent with changes in the area's zoning and with current development trends along Broadway and 21st Street after the 2010 Astoria rezoning. The project site and adjacent blocks are currently occupied by active light industrial warehouses, commercial and residential uses. The City Council approved three separate rezoning actions between 2019 and 2022 to allow mixed-use developments on the blocks north, west and south of the project site. These actions would bring about 887 new residential units into the area including 231 affordable units under MIH. The new CMMB development would potentially increase new housing units in Ravenswood to 1,145 with 297 designated affordable. However, the approved sites were never redeveloped and the expected new housing in the area was never constructed. The only increase was in the value of land and property prices.

Sincerely,

  
Evie Hantzopoulos  
Chair

  
Elizabeth Erion  
Land Use and Zoning Committee Co-Chairs

  
Andreas Migias  
Land Use and Zoning Committee Co-Chairs

cc: Honorable Tiffany Caban, Council Member  
Honorable Julie Won, Council Member  
Vicky Garvey, Director, Planning and Development, QBH  
Colin Ryan, Borough Planner, DCP  
Richard Bass, AICP, PP



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 33-01 11th Street Rezoning	
<b>Applicant:</b> Catholic Medical Mission Board	<b>Applicant's Administrator:</b> Richard Bass
<b>Application #</b> 240334ZMQ	<b>Borough:</b> Queens
<b>CEQR Number:</b> 24DCP128Q	<b>Validated Community Districts:</b> Q01

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*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Conditional Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

Recommendation submitted by	QN BP	Date: 10/23/2025 10:58 AM
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# Queens Borough President Recommendation

**APPLICATION:** 33-01 11<sup>th</sup> Street Rezoning  
**COMMUNITY BOARD:** Q01

## DOCKET DESCRIPTION

**ULURP #240334 ZMQ – IN THE MATTER OF** an application submitted by Catholic Medical Mission Board pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an M1-4/R7A District property bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Avenue, 12th Street, 33rd Road, and 11th Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-829.

**ULURP #240335 ZRQ – IN THE MATTER OF** an application submitted by Catholic Medical Mission Board pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-829.

## PUBLIC HEARING

A Public Hearing was held by the Director of Housing on behalf of the Queens Borough President in the Borough President’s Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on [queensbp.nyc.gov](http://queensbp.nyc.gov) on Thursday, September 18, 2025 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. There were no speakers. The hearing was closed.

## CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Applicant is proposing to rezone a R5 district to a MX-23 district (R7A/M1-4). The area to be rezoned (Block 317, Lots 1, 16, and 18) is bounded by Broadway, Vernon Boulevard, 36th Avenue and 21st Street. The zoning map amendment would facilitate the construction of a 10-story mixed-use residential, commercial, office, and manufacturing building;
- The Proposed Development would include a new 10-story (105 feet), 212,940-SF building with approximately 186,620-SF of residential space, 3,385-SF of community facility (office) space and 13,975-SF of light industrial (warehouse) space (both occupied by the Catholic Medical Mission Board), and 8,960-SF of commercial space. Within the residential space, the Development would generate 258 dwelling units, including up to approximately 77 affordable units pursuant to MIH Option 1 or 2. The total unit breakdown is proposed as 62 studio units, 87 one-bedroom units, 70 two-bedroom units and 39 three-bedroom units. The office space would allow the Catholic Medical Mission Board run programs related to maternal health, children’s health, and HIV treatment and prevention, and the warehouse space would provide food storage. No parking is required;

- The Development Site (Block 317, Lots 1, 16, and 18) is a 42,472-SF lot improved with a 34,692-SF one-story warehouse occupied by the Catholic Medical Mission's distribution center. Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R5, R5B, R7A, R7A/C2-3, R7A/C1-3, M1-4/R7A (MX-23), M1-5/R6A (MX-23), R7X/C1-3, R6B and R6/ C1-3. The surrounding uses vary, from light manufacturing to community facility (schools), along with one- to multi-story residential buildings and commercial uses. The Broadway N/W train station and Q104, Q103, Q69, and Q100 buses are nearby, along with the NYC Ferry;
- On September 16, 2025, Community Board 1 (CB1) voted to disapprove this application at their Full Board Meeting with a vote of seventeen (17) in favor, eighteen (18) against and one (1) abstention. The Board raised concerns about the following issues:
  - The projected rents for the affordable units were very high;
  - The gentrification of the Socrates Park area makes it difficult for lower-income families to find affordable housing to remain in the area;
  - The need for studios in a condominium building is questionable and should be replaced with family-sized units;
  - Cleanup of the ground before construction from contaminated adjacent properties;
  - Clarification whether the owner(s) would be exempt from paying property taxes on the condominiums because of its religious affiliation;
  - The project will commit to no exploitation of union workers and comply with the new 485X tax exemption rules; and
  - A sponsor has not been hired as yet.
- At the Borough President's Land Use Public Hearing, the Housing Director held the hearing on the Borough President's behalf. The Applicant made a presentation and the Director inquired about MWBE hiring goals, which the Applicant team said they have already signed an agreement with 32BJ. The Director of Housing also asked about sustainability elements of the building's design, to which the Applicant replied they plan to make the building fully electric. The Applicant team said they are still looking for a developer for this project;

**RECOMMENDATION**

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should commit to HPD's MIH Option 1 program; and
- To the best of their ability, the Applicant will assess the studio-to-family-sized unit ratio and make changes to include more family-sized units.



**PRESIDENT, BOROUGH OF QUEENS**

10/23/2025

**DATE**