



IN THE MATTER OF an application submitted by Grace Evangelical Lutheran Church of Long Island City pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of a portion of 32nd Street between 21st Avenue and Ditmars Boulevard;
and
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Queens, in accordance with Map No. 5046 dated July 17, 2025 and signed by the Borough President.

This application for an amendment to the City Map (C 250068 MMQ) was filed by Grace Evangelical Lutheran Church of Long Island City on November 7, 2024. The proposed amendment would eliminate a portion of 32nd Street between 21st Avenue and Ditmars Boulevard to facilitate continued use of the applicant's property as a yard and play area for Astoria Lutheran School and to remove the mapped street as an encumbrance on Grace Evangelical Lutheran Church of Long Island City's title to the applicant's property, in the neighborhood of Astoria, Queens, Community District 1.

BACKGROUND

The church building at applicant's property was constructed in 1931 for Grace Lutheran Church, which has continuously operated at the site since that time. A two-story school building was constructed on the property in 1973 for Grace Lutheran School. In 2012, Grace Lutheran School merged with Queens Lutheran School to become the present Astoria Lutheran School. The relevant portion of 32nd Street has been mapped over applicant's property since 1912, following the establishment of the Final Section Map 318 of the City Map.

Currently, a 40-foot-wide portion of 32nd Street is mapped but unbuilt and traverses the area of applicant's property that is used as a play yard and playground for students attending Astoria

Lutheran School. This mapped portion of 32nd Street has not been constructed as a street. The requested land use actions would not facilitate any new development.

The area proposed to be demapped is located in Astoria neighborhood of Queens, Community District 1. The area surrounding applicant's property is primarily zoned R5B and R6A districts, which allow three-story townhouse development and six- to eight-story apartment buildings, respectively. A C1-3 commercial overlay is mapped along 31st Street. The northern edge of the neighborhood includes heavy industrial uses, such as power generation facilities, including the Astoria Generating Station, Astoria Energy, Astoria Gas Turbines, and the Bowery Bay Wastewater Treatment Plant. LaGuardia Airport is located to the east. To the south are public and institutional uses, including Mount Sinai Queens, and within the broader Astoria neighborhood, cultural institutions such as the Museum of the Moving Image and MoMA PS1. To the west is Astoria Park, a 60-acre public park featuring a historic pool, playgrounds, and multiple athletic fields.

Major thoroughfares in the surrounding neighborhood include 31st Street, a commercial street which runs the elevated N and W subway trains, and Ditmars Boulevard, another commercial street which eventually intersects with Grand Central Parkway.

Public transit options in the neighborhood include subways and buses. The only subway station in the neighborhood is the Astoria-Ditmars Boulevard station of the N and W MTA subway lines, at the intersection of 31st Street and 23rd Avenue. MTA bus lines in the neighborhood include the Q100, which runs from Rikers Island to Long Island City; the Q69, which runs from Astoria to Long Island City; the Q101 and Q60, which run from Astoria to East Midtown; and the Q19, which runs from Astoria to Flushing.

The applicant's property consists of 31-20 21st Avenue (Block 831, Lots 61 and 161) and is part of a larger zoning lot that also includes Block 831, Tax Lot 25 and Condo Lots 1101-1202 (formerly Lot 18, known as The Rowan Condominium). In 2018, Tax Lots 27, 29, 61, and 151 (now part of Tax Lot 25) were merged into a single zoning lot to allow the transfer of floor area development rights from Lot 161 to Lot 25 in connection with the development site on 31st Street. In 2021, the zoning lot was expanded to include Tax Lot 25 (21-11 31st Street), Lot 125, and Condo

Lots 1101-1202, which were developed as The Rowan Condominium. In May 2024, Tax Lots 25, 27, 29 and 125 were merged into a single tax lot (Tax Lot 25). Tax Lot 25 is currently under construction with a new seven-story mixed retail and residential building known as Rowan II.

The applicant's property is improved with a single-story church building, constructed in 1931, and an attached two-story school building, constructed in 1973. Both the church and school buildings are located on Tax Lot 161. Adjacent to these buildings is a play area for students, which includes play equipment, paved surfaces, and picnic tables. The play area spans Tax Lots 61 and 161.

A mapped portion of 32nd Street runs through the play area across Tax Lot 61, Tax Lot 161, as well as a five-foot-wide portion of Tax Lot 25. This portion of 32nd Street has never been built as a street and does not serve a functional role in the surrounding neighborhood. The applicant seeks to demap this portion of 32nd Street to allow the continued use of the yard as a play area. The applicant does not propose any new development as a result of the street demapping.

Affected agencies and utilities were polled by email on January 8, 2025, regarding the proposed amendment to the City Map. No City agencies have expressed any objections to the proposal.

ENVIRONMENTAL REVIEW

This application (C 250068 MMQ) 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 designated CEQR number is: 25DCP013Q. The lead is the City Planning Commission (CPC).

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on September 12, 2025.

UNIFORM LAND USE REVIEW

This application (C 250068 MMQ) was certified as complete by the Department of City Planning on September 15, 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).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 250068 MMQ) on October 21, 2025, and on that date, by a vote of 32 in favor, none against, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President considered this application (C 250068 MMQ) on December 8, 2025, and issued a recommendation of approval of the application.

City Planning Commission Public Hearing

On December 3, 2025 (Calendar No.1), the CPC scheduled December 17, 2025, for a public hearing on this application (C 250068 MMQ). The hearing was duly held on December 17, 2025 (Calendar No. 31).

A representative of the applicant spoke in favor, outlining that the demapping would clear the title of the paper street, ensuring the long-term use of the playground, and that no development is proposed as part of the action. The applicant representative confirmed that the Department of Transportation (DOT) has no plans to construct the street.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the City Map (C 250068 MMQ) is appropriate.

This proposed City Map amendment will ensure the continued operation and use of the applicant's property as a yard and play area for Astoria Lutheran School and to remove the mapped paper street as an encumbrance on Grace Lutheran's title to the applicant's property.

The Commission acknowledges that there is no proposed development. The demapping is to protect the play area located on the school building grounds from potential DOT changes.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following resolution:

RESOLVED, that 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 199 of the New York City Charter that based on the environmental determination and the consideration described in this report, the application (C 250068 MMQ) for the amendment to the City Map involving:

- 1) the elimination of a portion of 32nd Street between 21st Avenue and Ditmars Boulevard; and
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Queens, in accordance with Map No. 5046 dated July 17, 2025 and signed by the Borough President is approved.

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5046 dated July 17, 2025 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the Mapping Agreement). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 250068 MMQ), duly adopted by the City Planning Commission on January 21, 2026 (Calendar No. 3), 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. GARDONICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

RASMIA KIRMANI-FRYE, RAJU MANN, ORLANDO MARÍN,

JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*