



September 3, 2025 / Calendar No. 10

C 250207 HAQ
CORRECTED¹

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors (AIRS) and a community facility, Borough of Queens, Community District 1.

This application (C 250207 HAQ) for an Urban Development Action Area (UDAA) designation and an Urban Development Action Area Project (UDAAP) approval and disposition of City-owned property was filed by New York City Department of Housing Preservation and Development (HPD) on January 31, 2025. The proposed action, in conjunction with the related zoning map amendment action (C 250208 ZMQ) and a zoning text amendment action (N 250209 ZRQ), would facilitate the development of a new thirteen-story mixed-use building with a total of 167 income-restricted apartments for seniors, 6,700 square feet of community facility space, and 6,500 square feet of

¹ The report (C 250207 HAQ) has been administratively corrected on September 17, 2025. The original report inadvertently referenced an incorrect ULURP number.

commercial space on the ground floor located at 31-07 31st Street in the neighborhood of Astoria, Community District 1, Queens.

RELATED ACTIONS

In addition to the UDAAP designation, project approval and disposition of City-owned property (C 250207 HAQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following applications, which are considered concurrently with this application:

- | | |
|---------------------|--|
| C 250208 ZMQ | Zoning map amendment to change R5 and R5/C1-2 zoning districts to C4-5 and C4-2A zoning districts. |
| N 250209 ZRQ | Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area. |

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 250208 ZMQ).

ENVIRONMENTAL REVIEW

This application (C 250207 HAQ), in conjunction with the applications for a zoning map amendment (C 250208 ZMQ) and a zoning text amendment (N 250209 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 agency is HPD. The designated CEQR number is 22HPD043Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 250208 ZMQ).

UNIFORM LAND USE REVIEW

This application (C 250207 HAQ) was certified as complete by the Department of City Planning (DCP) on April 7, 2025, and was duly referred to 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 map amendment (C 250208 ZMQ) and a zoning text amendment (N 250209 ZRQ), which were referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 250207 HAQ) and related actions on May 20, 2025, and on June 17, 2025, by a vote of 23 in favor, ten opposed and one abstaining, adopted a resolution recommending approval of this application. A summary of the recommendation of Queens Community Board 1 appears in the report for the related zoning map amendment (C 250208 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 250209 ZRQ) and related actions on June 12, 2025, and issued a recommendation approving the application on July 8, 2025. A summary of the recommendation of the Queens Borough President appears in the report for the related zoning map amendment (C 250208 ZMQ).

City Planning Commission Public Hearing

On July 16, 2025 (Calendar No. 11), the CPC scheduled July 30, 2025, for a public hearing on this application (C 250207 HAQ) and related applications for a zoning map amendment (C 250208 ZMQ) and a zoning text amendment (N 250209 ZRQ). The hearing was duly held July 30, 2025 (Calendar No.24). Four speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 250208 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a UDAAP designation, project approval and disposition of City-owned property (C 250207 HAQ), in conjunction with the related zoning map amendment (C 250208 ZMQ) and a zoning text amendment (N 250209 ZRQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appears in the report for the related zoning map amendment (C 250208 ZMQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on April 4, 2025, with respect to this application (CEQR No. 22HPD043Q), the CPC finds that the action described herein will have no significant impact on the environment; and

WHEREAS, HPD has recommended the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and

WHEREAS, HPD has also recommended the approval of an Urban Development Action Area Project (UDAAP) for such property;

BE IT FURTHER RESOLVED, by the CPC, pursuant to Sections 197-c and 200 of the New

York City Charter, that based on the environmental determination and consideration described in the related report (C250208 ZMQ), the application of HPD for the disposition of City-owned property located at 31-07 31st Street (Block 611, Lot 25) Community District 1, Borough of Queens, to a developer to be selected by HPD, is approved.

The above resolution (C 250207 HAQ), duly adopted by the CPC on September 3, 2025 (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,
DAVID GOLD, Esq., RASMIA KIRMANI FRYE,
RAJU MANN, ORLANDO MARÍN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Ikos Senior Living			
Applicant:	HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact:	Annabelle Meunier
Application #	250208ZMQ	Borough:	
CEQR Number:	22HPD043Q	Validated Community Districts:	Q01

Docket Description:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a: 1. 2. 3. eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 23	# Against: 10	# Abstaining: 1	Total members appointed to the board: 50
Date of Vote: 5/20/2025 12:00 AM		Vote Location: AWM/Lior 25-22 Astoria Blvd. Queens NY	

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

Date of Public Hearing: 6/17/2025 6:30 PM	
Was a quorum present? 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>
Public Hearing Location:	Astoria World Manor/Lior 25-22 Astoria Blvd. Queens NY

CONSIDERATION: The Board voted to support development of the proposed senior residence, but with conditional approval which resulted because of the changes that were made to the application during the pre-filing consultations with the Department of City Planning. Please review the attached letter dated June 26, 2025 with details of the position of Community Board 1, Queens.

Recommendation submitted by	QN CB1	Date: 7/2/2025 12:24 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
E-mail: qn01@cb.nyc.gov

Donovan Richards Jr.
Borough President, Queens
Michael Cartier
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 Tomiali

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Capital/Expense Budget Co-Chairs
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Kathleen Warnock
Education/Libraries/Youth Services
Amin Mehedi
Environmental/Sanitation
Patricia Mahecha
Health & Human Services
Shahenaz Hamde
Housing
Katie Eilman
Land Use & Zoning Co-Chairs
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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

June 26, 2025

Mr. Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: IKOS Rezoning for Senior Living Facility at 32-07/11 31st Street, Astoria

- 1) C250208ZMQ Zoning Map Amendment R5/C1-2 and R5 to C4-5 and C4-2A
- 2) N250209ZRQ Amendment of Appendix F of the Zoning Resolution MIH Option 1
- 3) C250207HAQ Urban Development Action Area Program (UDAAP) Designation and Disposition of City-Owned Property

Dear Chair Garodnick,

At its regularly scheduled monthly meeting on May 20, 2025, and following a duly advertised public hearing, Community Board 1 Queens (CB1Q) voted to conditionally approve the referenced applications for the IKOS Senior Living Facility with 23 in favor, 10 opposed, 0 abstentions and 1 not eligible to vote. The conditional approval vote was contingent upon removing Block 587, Lot 43 at 32-14 31st Street from the rezoning area and limiting the proposed C4-5 zoning to the east side of 31st Street.

The Board and the community support the development of the proposed senior residence, but the conditional approval resulted because of changes that were made to the application during pre-filing consultations with the Department of City Planning:

- a) the rezoning area was expanded to include two large, separate and privately-owned parcels (Block 587, Lot 43 and Block 611, Lot 2) that, if approved, would be developed as-of-right;
- b) no development plan was available to review for either of the privately-owned sites being rezoned;
- c) the proposed zoning district was changed from an extension of an existing C4-3 district with an R6 equivalent as originally proposed to a C4-5 district with an R7 equivalent that allows the use of Height Factor regulations resulting in tall, narrow buildings on those sites;
- d) the C4-5 zoning was accepted for the senior development site since the use was considered a public benefit;
- e) new C4-5 development on the additional lots will be significantly out of character with the low-rise, medium-density R5 housing that surrounds the rezoning area; and
- f) with larger-scale, as-of-right development, the Board loses its opportunity to advocate for affordability levels that better reflect the area's levels, request changes in the number, size and type of units distributed throughout the buildings and encourage larger 2- and 3-bedroom apartments to help keep families in the community.

BOARD MEMBERS (cont.)

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

Project Description

Approval of the zoning change will facilitate development of a city-owned site at 32-07/11 31st Street (Project Site Block 611, Lot 25) with a 13-story (135'), 106,800 SF mixed-use building, providing 167 permanently affordable units for independent senior households. The building will have local retail or office uses on the ground-floor along the east side of 31st Street. The building will have open space for residents totaling 4,900 SF on three roof terraces and in the rear yard area. A three-story community facility building that connects to the main residence will front on 32nd Street and provide offices and public programming. Parking is not required or provided. The building will be designed to retain all rainfall on site and not overflow into the storm water system beyond the property.

Affordability: The proposed senior residence will be developed under HPD's Senior Affordable Rentl Apartments (SARA) program and the citywide Affordable Independent Residences for Seniors (AIRS) program. Rental costs will be limited to 30% of a resident's income. Lower income residents can apply for units that have a 0 to 60% AMI income limit and there will be set-asides for family units. The sponsor expects to maintain affordability through its lobbying efforts to keep rents at 30% of income after the long-term commitments to subsidize the units cease after 40 years.

There are two related actions for this project that the Board fully supports:

- a) amending Appendix F of the Zoning Resolution to map MIH Option 1 across the rezoning site and
- b) granting a UDAAP designation to the senior housing site that will give tax relief to the project site and transfers the site from the City to HANAC in order to proceed with development.

Community Review

The Land Use and Zoning Committee was given two introductory and informational presentations in 2022 and provided positive feedback on the project and rezoning to C4-3. Following certification of the application on April 7, 2025, the applicants (HPD, Mega Development, LLC and HANAC) presented a revised version of the original plan to the Committee on May 7 and again on June 4, 2025. The new version now included a larger area to be rezoned, a change in the proposed zoning district to C4-5 and plans for a facility that included additional floor area allowed as a result of the City of Yes text amendments and other available incentive programs.

The IKOS senior housing development had support from the community and the Board from early on. During Committee discussions, members supported the rezoning, acknowledging that although the action increases additional floor area on the project site, it would also improve the facility's financial viability to help maintain the goal of 100% affordability. The Committee *did not support including two nearby parcels in the rezoning area* that are unrelated to the project and only increased the size of the rezoning area for future as-of-right development. Both the Committee and Community Board noted that the potential size and scale of any new development on those sites built under C4-5 zoning would be significantly out of character with the area and proceed without community input into their affordability aspects or unit size.

The Committee had no development plans to review for either of the private lots, but the EAS projected the larger 20,800 SF site (Block 587, Lot 43) would be developed with a nine-story, 121,600 GSF mixed-use building, providing 126 residential units (38 MIH units) and 14,500 GSF of retail space. With bonus floor area from available zoning incentives, the development's bulk would increase, its height could reach 15 stories or more and any development scenario was likely to include the highest MIH income tiers and rentals permitted up to 130% AMI. The site is currently improved with a supermarket building and accessory parking lot, vacant since late 2024 because its lease was not renewed.

On the second, smaller 8,000 SF parcel (Block 611, Lot 2) that abuts the south lot line of the senior housing site the EAS projected a nine-story, mixed use, 49,000 SF building with up to 53 residential units (16 MIH units) and 4,000 GSF of ground floor retail space. That building type, however, is similar to existing newer development in the C4-3 district to the north. The property is currently improved with a one-story building actively used for religious public assembly, gatherings and cultural development events.

The Committee also recommended having public access for local adult residents to the ground floor outdoor garden and sitting areas. With the projected addition of 167 households and workers in the area, public access to the sitting areas would provide relief to the area's severe deficit in passive recreational areas. The Committee noted that with only 3% of the district's area designated park, CBIQ has one of the lowest rankings citywide - 53rd out of 59 community boards - for access to walkable public open spaces. Since the project received the benefits of rezoning, constructing on previously city-owned land and tax incentives, the community could also derive a public benefit from this development.

At the May 20, 2025, Community Board public hearing, three of the seven speakers testified in opposition to the height and density of the projects under the proposed zoning, stating such buildings would be out of scale with the existing low-rise development and were "destroying and the neighborhood". Other testimony concerned shadow impacts from potential hi-rise buildings, higher densities in the area, more frequent area power outages, safeguarding the interiors of the seniors' units and the insufficient sponsor and city agency outreach to adjacent homeowners to discuss potential property damage from construction and impacts on their living conditions during an extended construction period.

Following the hearing, board members indicated support for providing the senior housing and discussed a wide range of issues: fixed rents and their ability to cover utility costs in an all-electric building; providing parking for visitors to the facility; on-site generators for emergency outages; providing a publicly-accessible community center;

prevailing wages and local hiring for construction and on-site workers; availability of apartments for the formerly homeless; transportation options from the site for residents; connecting the residence to the adjacent train station and an explanation of the UDAAP designation. The applicants responded to all issues and added that on-site medical facilities are built into the project on the ground floor with options for retail uses to help finance cost of operating the site; residents who were previously homeless and those who will no longer be independent as they age are provided help by SARA staff or found alternative living options in HANAC or other facilities;

The Board agreed that the zoning change was appropriate as it would provide needed housing for senior residents and increased the project's financial viability to help maintain permanent affordability for its residents. Some Board members believed it was better to keep the private properties in the rezoning action to increase housing units in the area. Most, however, held that rezoning those properties for as-of-right development would provide housing for those with income levels beyond the area's AMI and regular residential development and densities under C4-5 zoning bringing significant change to the neighborhood's character.

After the public hearing, the Board voted to conditionally approve the C4-5 zoning district to facilitate the senior housing development only if the larger, privately-owned parcel was removed from the rezoning area to preclude its future as-of-right development without ULURP review and community input.

Based on testimony, the Board recommends the applicant contact the owners of the adjacent lots as soon as possible and begin an on-going dialogue through to project completion on matters regarding construction impacts to their yards, outdoor space and air quality.

The Board also urges HANAC to find a workable solution, advantageous to both IKOS and the community, that accommodates public access for local adult residents to the quiet rear yard green space for use as a passive recreational space in the community. The noise and activity along the facility's 31st Street frontage/setback that was offered by the applicant does not provide the kind of space needed in the area.

The Board is aware that the rezoning will add height, density and bulk to what floor area bonuses are already permitted for senior affordable housing. It will also differ greatly from surrounding pre-1961 development. But redeveloping city-owned land to bring much-needed housing to the area for our senior population is a public benefit and justifies those increases. The same justification can't be made for increasing as-of-right development on the added private properties.

Sincerely,


Evie Hantzopoulos
Chair


Elizabeth Erion, Andreas Migias
Co-Chairs, Land Use and Zoning Committee

cc: Honorable Michael Gianaris
Honorable Tiffany Caban
Honorable Julie Won
Honorable Donovan Richard, QBP
Vicky Garvey, QBP
Colin Ryan, DCP



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Ikos Senior Living	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Annabelle Meunier
Application # 250208ZMQ	Borough: Queens
CEQR Number: 22HPD043Q	Validated Community Districts: Q01

Docket Description:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a: 1. 2. 3. eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

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: 7/8/2025 5:13 PM
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Queens Borough President Recommendation

APPLICATION: Ikos Senior Living

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

ULURP #250208 ZMQ – IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;
2. changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and
3. changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

ULURP #N250209 ZRQ – IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for 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 April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

ULURP # 250207 HAQ – IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors (AIRS) and a community facility, Borough of Queens, Community District 1.

PUBLIC HEARING

A Public Hearing was held by 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 www.youtube.com/@queensbp on June 12, 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 two (2) members of the public who gave testimony. 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:

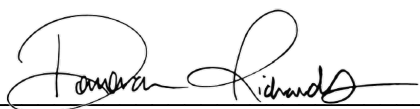
- The applicant is seeking a Zoning Map Amendment to rezone existing R5 and R5/C1-2 Districts to a C4-5 District generally bounded by 100 linear feet south of Broadway to the north, 32nd Street to the east, 400 linear feet from Broadway to the south and the midpoint between 30th Street and 31st Street to the west that would facilitate the redevelopment of 31-07 31st Street (Block 611, Lot 25 aka the “Development Site”);
- The applicant is seeking two concurrent Zoning Actions: (1) a Text Amendment to map the Development Site as a Mandatory Inclusionary Housing (“MIH”) Area in the Zoning Resolution, Appendix F; and (2) the designation of the Development Site as an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of the Development Site to a developer selected by the Department of Housing Preservation and Development (HPD);
- The Rezoning Action would facilitate the development of a 13-story (134-foot) mixed-use building with a base height of 73.7 feet, aka the “Proposed Development.” The Proposed Development would be approximately 106,829 total square feet (SF), where approximately 94,067 SF would be set aside for residential floor area and 6,521 SF would be set aside for commercial floor area. Approximately 6,241 SF will be dedicated to a three-story community facility space accessible along 32nd Street for HANAC, the affordable housing provider. The Development would include 100% affordable 167 AIRS dwelling units with senior programming and a superintendent’s unit. The applicant is also proposing three open spaces: (1) approximately 4,948-SF landscaped open space in the rear yard for tenants, (2) approximately 1,966-SF landscaped open space on the first-floor roof and (3) an approximately 1,631-SF landscaped open space provided on the building roof. No accessory parking is required or proposed with the Proposed Development;
- The Development Site (Block 611, Lot 25) is a 20,890-SF L-shaped through and interior lot, operated by the New York City Department of Transportation (DOT) as a 61-space municipal parking lot. Other properties in the Rezoning Area include one- to six-story commercial, residential and mixed-use buildings with retail and office uses. The zoning districts mapped within a 600-foot radius include R5, R5/C1-2, R6A, R6A/C1-4, R6B, C4-2A and C4-3. There is a mix of commercial, industrial, community facility and residential land uses within the same 600-foot radius. The area is served by the Broadway subway station (N/W lines), as well as the Q102 and Q104 bus lines. There is a portion of the Project Area that is located in a FRESH zone (west of 32nd Street), which enables property owners to construct larger buildings if they include a FRESH supermarket;
- On May 20, 2025, Community Board 1 (CB1) voted to approve this application by a vote of twenty-three (23) in favor, ten (10) in opposition and one (1) ineligible to vote. CB1 voted for this application with conditions:
 - the Applicant should remove Block 611, Lot 21 and parts of Block 587 from the Rezoning Area, and
 - the Applicant should find a solution to allow public access to the rear yard landscaped open space.

- At the Borough President's Land Use Public Hearing, the Land Use Director heard the application on behalf of the Borough President. The Applicant team gave a presentation and responded to questions regarding M/WBE hiring goals, union labor, environmental remediation, rezoning area, and a new elevator to be constructed at the 30th Street N/W subway station. There were two (2) members of the public who testified against the project, citing the height, density, and placement of the community facility space on 32nd Street as reasons for opposition;
- The Office of the Queens Borough President received two (2) letters of written testimony regarding the Proposed Development. One letter was in support of the project in part because of the affordable senior housing goal, and one was in opposition due to similar reasons regarding height and density.

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; and
- The Applicant should work with the Department of Parks and Recreation to ensure that the rear yard can be open to the public, and the open space maintains similar hours of operation and rules as surrounding publicly available open space.



PRESIDENT, BOROUGH OF QUEENS

07/08/2025

DATE