

## **Community Board 1, Queens – Board Meeting Minutes**

**January 18, 2022**

Meeting opens with Chairperson, Marie Torniali at 6:30 p.m.

Chair, Marie Torniali – It is my pleasure to introduce the Queens D.A., Melinda Katz.

Melinda Katz , Queens District Attorney –

Thank you, Marie and thank you, Florence, and all of the Board Members. I thank you for allowing me to just to say hello, happy new year, it is good to see everyone safe and sound I think it has been a very difficult year last year. If you recall, we were talking about 2021 and how great that was going to be, and we saw what happened there. I am hoping that this new year does allow all of us a little more help, a little more safety and coming out and being together, I miss being together.

First of all, Marie, Congratulations on the work you have done as Chair and Florence as District Manager, and all of you in your capacity of your civic duties and your civic organizations over the last year. It has not been easy and everyone, I believe, in Queens County has stood up to the task. I myself mentioned entering my third year as District Attorney and every day there is an issue that comes up and we are up to the task of dealing with it. Since I became the District Attorney, the bail laws have changed twice, discovery laws changed twice, we got rid of a very I thought, bias policy of not allowing any pleas to a lower plea in a top count case if you did not waive your grand jury, it has been quite the ride. In the meantime, there is a worldwide pandemic two months into my administration and then a national conversation that I thought was overdue, but you know generations before us have been fighting. The fight about the murder of George Floyd, and so we have been doing all of this in the context of moving the office forward. I have taken the challenge of creating a brave justice system that I believe is a brave justice system, and to me that means a lot of things and that means equity in the court system, but equity, also outside the court system and keeping the streets safe. I do think that there are those out there that would like you to think it has to be one or the other either of equity in the court system or not safe streets, and it is not true, you can do both. In our office we have tried to balance that with brave justice every single day, but you know that means a lot of things. We just celebrated Martin Luther King Day, we have a Martin Luther King Day celebration tomorrow , if every anybody would like to join us. He talked about injustice anywhere as a threat to justice everywhere, and sometimes that means to balance it. You have to make hard decisions, but it also means keeping communities safe, and that has to be my priority as the District Attorney. It means working, investigating and prosecuting drivers of crime. It means doing a 141-count indictment in Queensbridge and Ravenswood and making sure that you know we are prosecuting the drivers of crime and we prosecuted them for gang violence and attempted murder and gun violence. We did that in the same exact week that I did a conviction integrity unit of a man who had spent 31 years in jail, and nobody wanted to look at his case and he had gone to the federal courts for a habeas (corpus) and had gone to the state courts. He had come to the previous administration and the interesting thing about it is in the meeting I said to him, how do you feel? He said, well, I feel good, it took me a long time. I said to him, I know. I have just been the D.A at that time for a year and a half, I said to him, I am sorry it took me so long to get here, but you know I do believe that is part of brave justice also, so it means doing both. It means making sure that at the same time we get the drugs off the street that are ravaging our communities and the fentanyl overdoses which just keep happening. A lot of the drugs are cut with fentanyl and I think that your organization should know just because it comes in a pill or just because you think it cannot be cut, it is not true, it can be. We find that pills are cut with fentanyl, and so we are trying to get those off the street. At the same time, making sure we have diversion programs for drug rehabilitation, and all that comes with that, we do gun buybacks, we have almost 300 guns in gun buybacks. We are working towards diversion programs for weapons and, at the same time, that we are doing all of that, we have created a Hate Crimes Bureau, a Violent Criminal Enterprise Bureau for gangs and guns, a Bureau of Worker Protection and Employment Protection. We have gotten hundreds of thousands; I think it was a million dollars back for an employer who is stealing prevailing wage from workers. A very important thing that they know that they have to answer for that, and not only did they answer for it, but they got the money back to the employees. All of this comes with the knowledge that you please reach out to us. My email directly goes right to my phone: [Katz@queensda.org](mailto:Katz@queensda.org). I wanted to make sure that you knew I am still here, I just moved down the block, but I am always here for the Community. I look forward to seeing you in person, I miss so many of you but I thank you for having the faith in me that a lot of you had, I really appreciate it and I think we are doing great things in this borough and I look forward to it. We have also given out a few million dollars for youth empowerment. In your Community Board, the Variety Boys and Girls Club got some of that money, Urban Upbound got some of the money and Share for Life got some of the money, and we are trying to spread it and make sure they never get into the court system in the first place, the kids. Thank you very much and if you have a question, please email me.

Chair, Marie Torniali - Moving on to 35-01 Vernon Boulevard rezoning, Mr. Palatnik is speaking for the applicant.

### **PUBLIC HEARING ITEM:**

#### **Board of Standards and Appeals**

##### **35-01 Vernon Boulevard, Queens Rezoning**

Applications filed by Agayev Holding, LLC (Primary Applicant):

- a) **220050 ZMQ Zoning Map Amendment** to rezone property at 35<sup>th</sup> Avenue between Vernon Blvd. and 9<sup>th</sup> Street from R5 to M1-4/R7A;
- b) **220051 ZRQ Zoning Text Amendment** to amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as an MIH Area;

c) **Zoning Text Amendment** to establish a proposed Special Mixed-Use District designated MX-23

Presentation made by Eric Palatnik Zoning and Land Use attorney representing Agayev Holding, LLC. The Project was certified by the Department of City Planning (DCP) on January 3, 2022 and Queens Community Board 1 has requested responses on certain issues prior to the Full Board hearing on January 18, 2022. *(Presentation Attached)*

Chair, Marie Torniali - Thank you, Mr. Palatnik, I will turn this over to either Gerry Caliendo or Elizabeth Erion to see what questions the Committee might have.

**Q & A with the Board Members/Comments by Residents:**

Elizabeth Erion - I just wanted to give a short review about the Committee's review. The comments that we had over the three sessions we had with Mr. Palatnik had to do with the reduction in the studios, the option one preference that we had for the MIH, the increase in the number of family sized units concern for the program that was going to be on the second floor. What kind of industry was going to be happening there and also the ground floor uses which has been reviewed, and in addition to that, we had concerns about attenuating the sound that might be generated by the industrial use on the second floor for the residential uses above. We requested the breakdowns of the market, rents etc.; which Mr. Palatnik has presented. Unfortunately, we are just seeing it for the first time tonight, so we haven't had a chance to review that, and this was one of the problems that we had. We couldn't come to a recommendation because we didn't have a certified application. This item was certified on the 3rd of January. Our meeting was supposed to be the 5th, but it was cancelled so tonight we can have a motion put on the floor and the discussion when we come into the business section. I believe that is when you want to do the vote.

Chair, Marie Torniali - Yes, during the business session.

Elizabeth Erion - That is what we will do at that time, but at this point I have no further questions. Gerry do you have questions?

Gerry Caliendo - No, I have no questions, but I think that the requests for information were answered, thank you.

Chair, Marie Torniali - Do any board members have a question?

Richard Khuzami - Is there any thought towards utilizing solar panels? Is your roof going to be a green roof? What about even those solar windows out there? What are you doing to create more sustainability?

Eric Palatnik - We can give you an itemized list. We do have a slide that gives some of the components that we have been doing. I don't know if George the architect was able to make it on. If he is on the phone, he might be able to add more, but as far as the energy conservation features go, there will be solar panels on the roof. There will be a white roof where there are no solar panels. There will be water retention. There will be the use of bio swells, we are not planning on using any photovoltaic windows although we are using windows that will reduce the ultraviolet rays that come in and insulate in the winter, so it keeps it cooler in the summer and keeps it warmer in the winter and to answer the point that was made earlier, we have been trying to find the proper sound proofing between the second floor and the manufacturing space, the light manufacturing space. We are addressing all the electrical, the green components that you are talking about. With respect to the foundation. I have not heard that it will be anything other than a pile driven foundation, I could let him determine it.

Evie Hantzopoulos - You showed a slide that had the market rate rents, are those going to be the actual rents?

Eric Palatnik - No, those were just meant as a depiction. I think you have heard this a couple of times already. So not much has changed since the last thought. They are not market rate rents that we are promising to be, they are what the market rates are today.

Evie Hantzopoulos - You must have some kind of projection on what the rents are going to be charging.

Eric Palatnik - Right now, that is what they are basing the rents to be off of. That is what they are running all their numbers off of what they are right now and that is what we are doing for all the projections. It is hard for anybody to forecast anything further than a week out these days whether things are going to go up or down. It is not following a clear trajectory but based upon what we have seen today to date, we feel that is a pretty good guess of where things are going to be, where we have leveled off on the inflationary times in the days of everything rising. To some extent, although there are supply chain issues and the costs of goods are rising, but we do not know to give you a short answer. I cannot give you that, that is the best guesstimate we have for the rental day.

Marie Torniali - Does any other board member have a question? Any member of the public have a question? Seeing that no one else has a question we will close this public hearing item; it will be voted on during the business session. We have come to the Election of the Executive Board portion of the meeting, which I am going to turn over to Mr. Rod Townsend.

Rod Townsend - Good evening everyone and welcome to the Board Elections for 2022, for a two-year term. We, the Board were asked for nominations, for the positions of Chairperson, First Vice Chair, Second Vice Chair, Third Vice Chair, Secretary and Sergeant-at-Arms. The following nominations were received for Chairperson, Marie Torniali; for First Vice Chair, Amy Hau; for Second Vice Chair, Evie Hantzopoulos; Third Vice Chair Richard Khuzami; for Secretary Daniel Aliberti and Diana Limongi and for Sergeant-at-Arms, Tom Ryan. These are the nominations as they are currently. I am opening the floor to any floor nominations.

Dino Panagoulas – I would like to nominate myself for First Vice Chair.

Rod Townsend - Thank you Dino. Are there any further nominations? Seeing that we have no further nominations, the way that we will proceed is as follows: For the positions where there are multiple candidates for the position, we ask the candidates to say a few words and we will begin with a tally of the vote. We will now start with the Secretary position and I will be joined by Elizabeth Erion, who will be doing a roll call of the membership and you will state who you are voting for.

Daniel Aliberti - I believe that the position of Secretary is very important in that transparency is very important to the Community, to the Board, to the future people looking at our Board in the future, even a few months, a few years, who knows down the line? I think that the minutes of a Board, the communications of a Board are the face of the Board, are the history. I think it is very important and I want to help the Board be transparent.

Diana Limongi - Hi everyone, good evening, a pleasure to see so many of you. I recently joined the Community Board. I am an active member of the Community and I am really excited about the possibility of joining in the position of Secretary, because I think it is really important to have communication, but also to be there for community members. I think it is important that when you are on the Community Board, it is not only what I think, but it is also listening to the rest of the Community neighbors and bring that back here in this forum. That is what I hope to bring as a member and also the Secretary.

Elizabeth Erion - This is for the office of Secretary. The nominees are Daniel Aliberti and Diana Limongi.  
Roll Call Vote by Elizabeth Erion.

Rod Townsend - The votes have been tallied by Elizabeth and me. I am happy to thank both candidates for running and for your commitment to our Community Board and I congratulate Daniel Aliberti, our new Executive Secretary. Dan at this time, I would like to forego the regular route and, instead of having you do the role for this as our new Secretary I would like to continue with Elizabeth for the purpose of concluding the election. Is that acceptable to you?

Daniel Aliberti – Certainly, thank you.

Rod Townsend - Our next election is going to be for First Vice Chair of the Community Board. We have two candidates: Amy Hau and Dino Panagoulas, let's go alphabetically. Amy you have one minute for comments to speak.

Amy Hau - Thank you for the opportunity. I am happy to have served as Second Vice Chair for the last two years and I look forward to working with a new team on the Executive Committee for the next two years as First Vice Chair, thanks.

Rod Townsend - Thank you, and now we have Dino.

Dino Panagoulas - Hi, good evening, thanks a lot for your consideration. One of the reasons that I got involved in the Community Board was to make an impact within my community, which was Dutch, Kills and I think getting on the Executive Board and actually being able to help with operations or basically filling in for Marie whenever is needed, is definitely something that I would be interested in.

I have never missed a Board Meeting. I actually just recently also became the Chair of the Consumer Affairs Committee, and one of the most important things is to know how to conduct meetings and to move forward with everything. I definitely look forward to being given the opportunity to be the First Vice Chair.

Rod Townsend - Thank you, Dino and thank you Amy. We will now go back to the roll call and Elizabeth if you could begin with that.

Elizabeth Erion - Thank you. We are now voting for First Vice Chair. The nominees are Dino Panagoulas and Amy Hau.

Rod Townsend - Thank you to both Dino and Amy for running and congratulations to Amy, who will continue to serve on the Executive Board. The rest of the positions are not contested and to remind you those are Marie Torniali for Chair, Evie Hantzopoulos for Second Vice Chair, Richard Khuzami for Third Vice Chair and Tom Ryan for Sergeant-At-Arms. I would like to entertain a motion to not do a roll call for every position and to vote for these positions as a slate. May I have a motion to enter in that nature please.

**Motioned by Jean D'Alleva; Seconded by Andre Stith and George Alexiou**

Chair, Marie Torniali - I wanted to thank Rod Townsend and Elizabeth Erion for doing the election and the fine job they did. I want to thank all of you for the opportunity to be Chair for my last term. This will be my third term and I know that the three of all of us Richard, Amy, and Tom, who have already been on the Executive Board along with Evie Hantzopoulos and Daniel Aliberti, will work to the end of bringing this Community Board even more inclusive and transparent than we have reported thus far, and this can only be accomplished by the input of each and every one of you with suggestions and ideas on how we can make Community Board 1 even better. Congratulations to all. Thank you.

## **BUSINESS SESSION:**

### **Adoption December 2021 Minutes**

**Motioned by Thomas Ryan; Seconded by Jean Marie D'Alleva**

#### **Chair Report:**

I want to ask all the current Board Members who are up for renewal to make sure they reapply by February 16<sup>th</sup>. I also ask that all public members or interested community members as well to apply, I encourage you to do so. It is very easy this year. Go to the Queens BP website, you apply online. It takes just a couple of minutes and it is important to be invested in your community and I know some of the public attends every meeting, so I encourage you to apply. Speaking of Zoom, the Governor has extended our ability to meet remotely and the legislature. I understand, may consider permanent modifications to the Open Meeting Law. I am sure we will get the news out to you, though I really wish we could meet in person, at least in the near future, because while Zoom provides safety, it certainly does not provide camaraderie, which I believe all of us in all our lives are really missing right now. Thank you.

#### **District Manager Report:**

Happy New Year everyone, it is good to see you all back. Unfortunately, we had Zoom issues today. Technology is not perfect, and we tried to answer as many emails as humanly possible as they came in. We run into this kind of a problem, if you want to tell people to email the office, we will always try to help them, but if the office does not hear from them, we cannot help. I have recently had the opportunity to speak to the Council Members' staff, Tiffany Cabán's office and Julie Won's office. Both teams are eager to hit the ground running and we look forward to working together with them. Our office has always worked very closely with our council, assembly and senate and hope to build long, lasting relationships for the benefit of our community, its residents and for their quality of life. We want to welcome all of the new elected officials and wish them the very best of luck in their positions. Thank you.

#### **Committee Reports:**

**Dino Panagoulis, Consumer Affairs Committee** – If everyone can take a look at the spreadsheet that was mailed out to everyone, I believe we have 22 total license renewals and new requests. We looked at every single one of them with the 114th precinct. There was nothing of note, except for one specific issue with a business known as Alpha Lounge, the corporation name is Truth Astoria Corporation, it is the third item on the list. The conversation that we had with the 114th precinct is that there have been 119- 311 calls and 28- 911, 115 of those 311 calls were commercial noise complaints. As a committee, although we did not meet, what we are looking for is a motion to approve all, except for that one business. If I can get a motion for that I would appreciate it.

**Motioned by Jean D'Alleva; Seconded by Thomas Ryan**

Chair, Marie Torniali - Anyone opposed, seeing none the motion carries.

Thomas Ryan – I am concerned, I live right near La Boom and I am sure everyone is familiar with it. There was a mass shooting not too long ago and both came flying by my house. I would like to see when La Boom comes out for renewal that we discuss that issue.

Dino Panagoulis – I have noted that Tom. Florence and I will continue to look after that.

**Antonella Di Saverio, Environmental/Sanitation Committee** – Our scheduled meeting for next month will be February 8th, we are going to try and have Kara Napolitano from Sims Municipal Recycling Center to go over all the complexities of recycling in New York City. The repairs on the Catskill Aqueduct were completed, so our water is again from the Catskills Reservoir, which brings me to the drinking water in our area. I don't know if you have received your water bill, but there was a letter included in the with the water bill that basically said the drinking water in our area has high levels of something called HAA5, which is Haloacetic Acid, and it also went on to say that there are some studies that suggest that people who drink contaminated water, containing disinfecting byproducts, including Haloacetic Acids for long periods of time, may have an increased risk for cancer. I am going to put this on our agenda for the next Committee Meeting, but we really need to discuss it. My suggestion is to please filter your water. Do not know how this is going to affect us. Lastly, tomorrow, 5G is supposed to be scheduled by two of the major carriers. The rollout of 5G is going to be turned on in our area, but the airline companies are pleading to stall it because of the potential to ground aircrafts, because it will interfere with the mechanics and being able to air in the airplane. I will try to have an update at the next meeting.

**Evie Hantzopoulos, Housing Committee** - The Housing Committee met on January 10th and it featured a guest speaker, Sam Stein, who contributed to the book Zoned Out and also wrote the book Capital City, Gentrification and the Real Estate State. He works for the Community Service Society now, on the DiBlasio housing legacy, I believe Florence did send out those links to the Community Board. I encourage everyone to read that report and also any members of the public. If you go to Community Service Society, you can read about that and the recommendations and the data that was presented in that report, including how the affordable housing that is being built in New York City is basically unaffordable to the communities who live there. I think that that is a real important thing for us to continue to push for that. We ensure that we are not just, approving any kind of Mandatory Inclusionary Housing, but we are pushing for the most affordability and more units. I would like to share in the Chat a tool that Community Service Society has put together. It is a dashboard and it gives you an overview of New York rental housing, everything from demographic data, to the average median income, to the rent, the percentage of the population that is rent burden, you can actually go and click on by City Council District, by Community District and actually get information here in Astoria, as well as New York City. I do encourage people to go and watch



Sam's presentation, which is on a Community Board 1 Queens YouTube. I think it is important for us, not just for people on the Housing Committee, but for everyone on the Board to really learn as much as they can about this issue. Our next meeting is in March. I will also drop Sam's report in the Chat as well.

**Gerald Caliendo, Land Use & Zoning Committee** – I think that the application and proposal of a building at this location and the form that is being presented is in context with that portion of the era, of the Community and I did not see any opposition. My recommendation is to vote for it.

**Elizabeth Erion, Land Use & Zoning Committee** - May I have a motion on the floor.

**Motioned by Thomas Ryan; Seconded by Jean D'Alleva**

Roll call vote by Amy Hau

**Yes: 23; No: 10 and 2 not voting for Cause**

Chair, Marie Torniali – The Motion carries.

**Kathleen Warnock, Parks, Recreation and Cultural Committee** - We did not have a meeting this month, we are having one on February 14<sup>th</sup>. For those of us who are fans of Astoria Performing Arts Center, even though they are over at the Secret Theater now, their new production of a classic musical, Man of La Mancha, opens on February 10<sup>th</sup>, because I know we have a lot of APAC fans around here.

**Mitchell Waxman, Transportation Committee** - We did not have a meeting in December, but a number of members of the Committee and Marie attended a joint presentation by New York City DOT and the MTA, which was discussing a plan they are creating that would fundamentally reshape the way traffic works on 21st Street between Astoria Boulevard and Queens Plaza. Apparently, they are going to be presenting to us sometime this year, we do not have a hard date. I am sure this is something that the other members of the Board are going to want to consult on. I would just like to mention the name: Michelle Go, who is the woman who was murdered on a subway platform in Manhattan, it is something that I just breaks my heart. Thank you.

#### **ELECTED OFFICIALS/REPRESENTATIVES – Announcements:**

Chair, Marie Torniali – I would like to thank our newly elected Council Member Julie Won for her patience and welcome her to Community Board 1.

**Julie Won, Council Member** - Thank you so much, hi everyone, it is good to see you, if I have not already met you yet, my name is Julie Won, I am the Council Member for District 26, who is taking over for Council Member Jimmy Van Bramer, my predecessor. First and foremost, if you have not done so already, please order your Federal COVID-19 take home at home test, it will be delivered to you. You can do a Google search and my team has already blasted it on our social media, if you need any assistance with a phone number or getting to that website to register for that test. My Community Liaison and Policy Analyst, Isaac Blasenstein, is also on and he is going to stay on so feel free to message him on the Chat. In addition to that, the Eviction Moratorium has ended this weekend, unfortunately. If you are struggling with a threat of an eviction and you need help, please feel free to reach out to our office or Tiffany Cabán's office, depending on what part of the district that you live in, but first and foremost, remember that it is illegal to have you locked out. Do not self-evict, apply for ERAP the emergency rental assistance program, as well as continuing to make sure that you understand your rights and the right to counsel which is available to you by calling 311 for the tenant's helpline. If you have any other further questions, if you or your neighbors are afraid or being intimidated, please do not be afraid at this moment. Do not panic, contact us and we are here to help. I look forward to working with all of you and building a better community. If you have any questions or thoughts, Isaac has already dropped our contact information into the Chat. I look forward to continuing to have this conversation with you. Thank you so much and have a good night.

Marie Torniali - Thank you and thank you for dropping by.

#### **Joseph Nocerino, Queens Borough President Donovan Richards:**

- Hello, everyone from the Borough President and Happy New Year
- Congratulations to the new Executive Board and to those who ran
- Community Board Applications, please go online, deadline is February 16th, it is a pretty easy to fill out. If you are unsure of your status, email me or have Florence email me.
- The Borough President is hosting a Virtual Small Business Town Hall on Wednesday, January 19th at 5:30 pm. You need to RSVP on our website.
- January 25th at 5:30 pm we have a webinar with Queens Defenders and the law firm Harris Bricken to learn more about the Marijuana Regulations and Taxation Act which legalizes adult use Cannabis in New York State. The seminar will also discuss the impingement of Marijuana related criminal records.

#### **Daniel Bonthius, Office of Congresswoman Alexandria Ocasio-Cortez:**

- Welcome back and congratulations to the new board
- Due to the recent COVID-19 surge, we have shifted our office back to full remote work
- We can be contacted at 718-662-5970 or on our website at: <https://ocasio-cortez.house.gov/>
- On January 27<sup>th</sup>, the Congresswoman will be hosting our first Town Hall of the new year, she will be joined by the New York City Health Commissioner Dr. Dave Chokshi to discuss the current state of the Omicron surge and take questions from the audience. Please register for the event at a link, I will share in the Chat.

- You can also watch recordings of the Congresswoman's previous Town Halls on our YouTube page: *rep AOC YouTube page* and hear about upcoming public events.
- By signing up for our newsletter, you can request the take-home tests online. The website is: <https://www.covidtests.gov/>, you can get four tests sent to each address. Go to that website and order your test now, tests will usually ship within seven to 12 days of ordering.
- Last week, the house passed the Freedom to Vote John Lewis Act, legislation that would strengthen parts of the Voting Rights Act of 1965, as voter laws become more restrictive in many states throughout the country.
- This week the house expects to vote on the EVEST Act, which would automatically enroll veterans into the VA health care system and the congresswoman stands prepared to act on the Build Back Better Act should it come to pass the senate.
- Finally, tax season is approaching. The IRS is encouraging everyone to file early, eligible New Yorkers can use NYC free tax prep services, including in-person tax prep, drop-off service, virtual tax prep and assisted self-help self-prep to file taxes for free. I will share the link: <https://www1.nyc.gov/site/dca/consumers/file-your-taxes.page>, where you can find all those resources.
- Additionally, this is important for anyone getting the Earned Income Tax Credit (EITC). The IRS is encouraging you to hold on to your earned income tax credit letters which started going out in December. This letter will be important for your tax filing, so those letters should be coming now, or you may already have received it hold on to it and include it as part of your tax filing.

Florence Koulouris – I am understanding that two family homes are having an issue getting family and individual four test kits: does your office handle that situation?

Daniel Bonthius - Feel free to reach out to us, the website just opened today, so there may be some glitches we have not heard about yet but tell people to reach out to us.

**Ernie Brooks, Office of Congresswoman Carolyn Maloney:**

- The office has been looking at reports, messages for folks in multi-dwelling buildings, such as apartments that have been having problems, with the addresses and the buildings. There is a link to go to and I tried to put it in the Chat, it is: <https://tools.usps.com/zip-code-lookup.htm> That is where you are supposed to be able to sort things out with the post office if you are having problems getting kits sent to the correct address.
- Individuals with any kind of health insurance; Medicaid, Medicare or private can get free test kits from pharmacies like CVS and Duane Reade, you will not be charged for it.
- The Congresswoman sent a letter to President Biden asking to extend student loan relief which he did, that was several weeks ago.
- Congresswoman Maloney kicked off the new year leading a discussion on the environmental justice and the issue of the CHP Power Plants, new power plants that will be more efficient, they use excessive heat for cooling. It is a plant proposed for Stuyvesant Town.
- Representative Maloney, Representative Ocasio-Cortez and Representative Yvette Clarke worked to evaluate the impact of the Peaker power plant solutions they are underway to shut a lot of them down especially in Ravenswood and areas south of the bridge.
- Happy New Year and Congratulations to all the Members of the Board

**Kaarthika Thakker, Office of Assembly Member Zohran K. Mamdani:**

- The New York State Homeowner Assistance Fund is open for applications: Homeowners who are behind on payments and risk of default, foreclosure or displacement due to financial hardship caused by the COVID-19 pandemic may qualify for up to \$50,000 in aid. Apply: <https://www.nyhomeownerfund.org/>
- The eviction moratorium expired on Jan 15th; tenants have a right to free legal services in housing court. To request legal services, call 311 and ask for Right to Counsel services.
- To get COVID-19 testing in/near Astoria for free: (all options on our social media) <https://www.instagram.com/zohrankmamdani/>
  - Van Alst Playground 30th Ave. & 21st St. Queens, NY 11102
    - Mon – Sun 9 a.m. – 6 p.m.
    - Jan 17 – 23
    - Rapid Antigen Testing
    - 2 years+
  - 78-08 Broadway Queens, NY 11373
    - Mon – Thurs, 9 a.m.-6 p.m. Fri, 8 a.m. - 3 p.m.
    - Jan. 17 – 21
    - PCR and Rapid Antigen
    - 4 years+
  - CDC – Hart Playground – 65th Street & Broadway, Queens NY 11377
    - Mon – Sun 7a– 5p
    - Jan. 17 – 23
    - PCR Testing
    - 4 years +
  - LaGuardia Airport, Terminal B Parking Lot 1 Central Terminal Dr, Queens NY 11371
    - Mon – Sun 8a – 7p
    - Jan 17 – 23
    - PCR and Rapid Antigen
    - 4 years +
  - Mt. Sinai Queens– Tent at the intersection of Crescent St. & 30th Rd
    - Mon - Sun, 8 a.m. - 4 p.m.

- Line closes at 2 p.m. or when they reach ~100 patients
- PCR Test Only
- 24hr Turnaround
- \*Those with symptoms must get tested inside the Mt. Sinai Emergency Room
- Corona - 34-33 Junction Boulevard
  - 24hr max Turnaround PCR
  - Monday - Friday
  - Appointments released 3 days in advance — keep checking!
  - Sign up for appointments: [www1.nyc.gov/site/doh/covid/covid-19-rapid-testing.page](http://www1.nyc.gov/site/doh/covid/covid-19-rapid-testing.page)\*
- Queensboro Plaza (7/N/W) Queens, NY 11101
  - Unpaid Mezzanine behind the booth
  - Mon – Fri, 3 p.m. – 8 p.m.
  - 2 years and older
  - No insurance required
  - ~96hr test turnaround
- Jackson Heights-Roosevelt Ave Subway Station (7/E/F/M/R)
  - Roosevelt Ave. & 74th St. Queens, NY 11372
  - Mon – Fri, 8 a.m. – 2 p.m.
  - 2 years and older
  - No insurance required
  - ~96hr test turnaround
- Free At-Home COVID Tests Shipped by USPS
  - Limit of one order per residential address
  - One order includes 4 individual rapid antigen COVID-19 tests
  - Orders will ship free starting in late January
  - <https://special.usps.com/testkits>
- We are so excited to represent AD36 again this year. Last year, we spoke to thousands of constituents and closed 326 constituent cases, everything from broken streetlights to missing unemployment benefits. To contact our office, email [ad36@nyassembly.gov](mailto:ad36@nyassembly.gov) or call (718) 545-3889.

**Oriana Shulevitz Rosado, Office of Council Member Tiffany Cabán:**

- I am the Director Constituent Services
- The Council Member was sworn-in on December 1<sup>st</sup>, after she was sworn-in, she signed about 20 pieces of legislation to improve the lives of New Yorkers across the five boroughs
- Last week she made her first school visit to P.S. 171 and brought some COVID home testing as well 500 KN95 masks. She listened to the teachers and the Principal about the difficulties they have faced while the reopening during this Omicron surge.
- Their team has been hard at work calling every New York City agency office, pushing for more testing locations in the district and attempting to secure more education for the public schools and will continue to do so.
- Today, the Council Member was excited to attend the reopening of the Steinway Library which has been under renovations and received upgrades to the building, it looks beautiful, recommends going to see it.
- They are also excited to announce the return of Participatory Budgeting, they have allocated \$1 million that can be used for physical infrastructure projects that benefit the public, cost at least \$50,000 and have a lifespan of 5 years, they are also allocating \$50,000 in the discretionary expense refunding participatory budgeting projects for example: community classes, gardening, equipment etc., they are taking ideas. I will drop the link in the Chat if you have any questions.
- Their Organizing Manager has been doing a lot of work, trying to make the Community aware of Participatory Budgeting and helping them submit ideas they may have.
- Their district office is still under construction and not open yet. They are available, call the office number or through email, which was put in the Chat.
- The Eviction Moratorium has ended, anyone with concerns please reach out to their office for assistance.

Kathleen Warnock – One of the things we took a vote on was to vote down the change in zoning for the new buildings going up in place of the Neptune Diner. We had considerable testimony from the Community that was very much against it and Tiffany voted for that particular change in zoning. I am wondering why she went against the Community's preferences and the change of zoning.

Oriana Shulevitz Rosado – I know there was a lot of discussion on both sides, I will put in the Chat the name of the Director of Legislative and Budget, they are more familiar with the topic. I will be happy to follow up with a report at the next meeting.

Doreen Mohammed – I am on the Housing Committee. Not only was the Community against it, Tiffany herself said she was against this rezoning and she then she voted in favor of it. She should attend the next meeting and explain in detail. Astoria is becoming unaffordable, inaccessible to working class New Yorkers which she claims to stand for and particularly people of color.

Oriana Shulevitz Rosado – I will attempt to get her to attend the next meeting to discuss the vote and if anything, I will report with the reasoning behind her vote to get a proper report out.

Shahenaz Hamde – I also support Doreen's request.

Diana Limongi – I hope that the office (Tiffany Cabán's office) regarding participatory ideas, push out so that can submit idea. Not many ideas had been submitted because there was no outreach. I think it is a great effort but not great if the Community does not know it is happening. I hope you make an effort to spread the word.

Oriana Shulevitz Rosado – We have hired someone who is specifically to work on Participatory Budgeting. They are pushing it out, have organized a youth council and did a huge blast to all the public schools. It is an extremely important process and we are pushing out the word and making sure folks are involved.

#### **PUBLIC SESSION:**

Amy Hau – I wish everyone a Happy Lunar New Year. I am thrilled to share that Socrates Sculpture Park and the Noguchi Museum will be teaming up to do a series of Lunar New Year celebration workshops on Saturday the 29<sup>th</sup>.

Kate Peterson – Happy New Year. I am really disappointed that I was not able to be at the Public Hearing at the beginning of this meeting, and that is because the link in the Zoom on the website was not working and I did receive a functioning link. Thank you so much Florence for sending that. That link did not come until 7:10, so I was not able to be a part of that and I totally appreciate all the work that everybody does and I know you want to get done with things because there is so much on the Agenda, but I just feel like in that kind of situation there should be a pause and say: Do we have members of the Public on this call right now? If not, maybe that agenda item should not be covered because it is supposed to be for the Public. My comment tonight was actually supposed to be about a website that we created for Astoria to help improve information about COVID-19 testing. It is called, testweight.com, it was created by volunteers so that Astorians can find testing locations near them and also report how long they are waiting.

Chair, Marie Torniali - Did you put that link in the Chat?

Kate Peterson – I will drop it now.

Shahenaz Hamde - Tomorrow from 9-3 in front of Ravenswood Community Center there will be an RV for COVID testing and the Vaccine.

Nikia George - Good evening Community Board 1, I am a Community Advocate for Woodside Houses in Queens. I am here today to express my full support for the 35-01 Vernon Boulevard project as I believe it will be a great benefit for our community by providing new jobs and more affordable housing options. In western Queens, affordable housing and access to quality living, while making a modest wage and score is over 30,000 residents and Queens live in public housing developments and continually seek out new housing options. NYCHA living conditions can be less than ideal for many new development projects are a glimpse of hope. In addition, the project will bring many new jobs to our community, both during construction and after. On behalf of myself and countless other Woodside residents, I hope you strongly consider the project for approval. Thank you for your time.

Chair, Marie Torniali - Thank you for waiting to say this.

Ernie Brooks – I don't know if people know Culture Lab LIC, which is a large art and performance space, it is basically donated by the Blacksaw Family and today, Edjo Wheeler who runs the space reached out to me about Black History Month, they are mounting a large exhibition there and they want to reach out to the African-American Community to submit works of art, performance or music. Information is in the website: <https://www.culturelablic.org/> Submissions of any kind would have to be in by January 28<sup>th</sup>, unfortunately, is not a lot of time, and the show is running from February 10<sup>th</sup>, I believe till the end of the month, but it is a great space, a huge space and could be a great show. It is in Community Board 2, and it is close to Queensbridge not too far from Ravenswood. It should be a great event, thanks.

Chair, Marie Torniali - Is there anyone else who wishes to speak?

The Chairperson, Marie Torniali asked for a Motion to Adjourn

**Motioned by Thomas Ryan; Seconded by Dino Panagoulis**

**Meeting Adjourned: 8:30 p.m.**

DATE 1-18-2022

## Public Hearing

Aug 2021



December 2021

# 35-01 VERNON BOULEVARD

Mixed Use Residential Development





# E&Y DISTRIBUTORS

## *Meet the Development Team*

E&Y Distributors is a family-run company, founded by Yoav Agayev in the early 1990's. The business was built from the ground up, starting with an auto parts business, specializing in taxi parts, at 35-01 Vernon Boulevard, and growing to expand to three auto part stores. Their most recent store is located at 1299 Jerome Avenue in the Bronx, continuing to serve New Yorkers with their auto parts needs.





# EXISTING CONDITIONS



View of the Site facing south from the intersection of Vernon Boulevard and 35th Avenue.



View of the Site facing south from 35th Avenue.



View of the Site facing west from the intersection of 35th Avenue and 9th Street.



View of the Site facing north from 9th Street.

## 35-01 Vernon Boulevard

- **Block:** 328, **Lot:** 23
- **Lot Area:** 26,048 sf
- **Existing Use:** Warehouse
- **Existing Zoning:** R5
- **Existing Floor Area:** 27,785 sf
- **Existing FAR:** 1.07
- **Neighborhood:** Astoria
- **City Council District:** 26
- **Community District:** QN 1



# NEIGHBORHOOD

## *Surrounding Uses*

**Proposed Development:** 9-Story Mixed Use Residential Building with Retail, Office and Light Manufacturing Uses



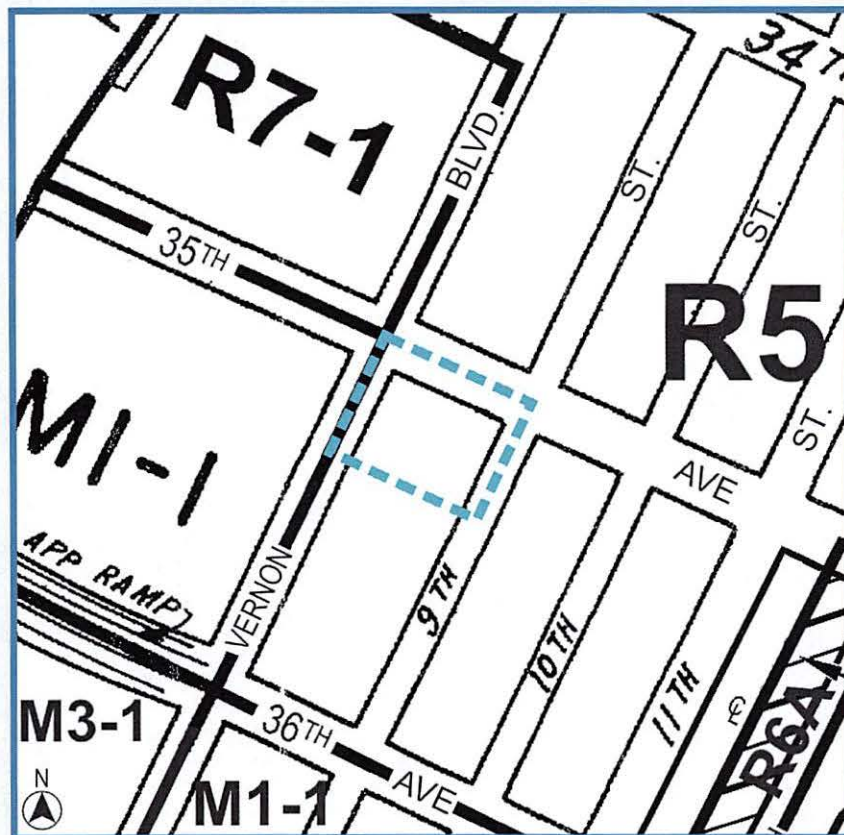


# PROPOSED REZONING

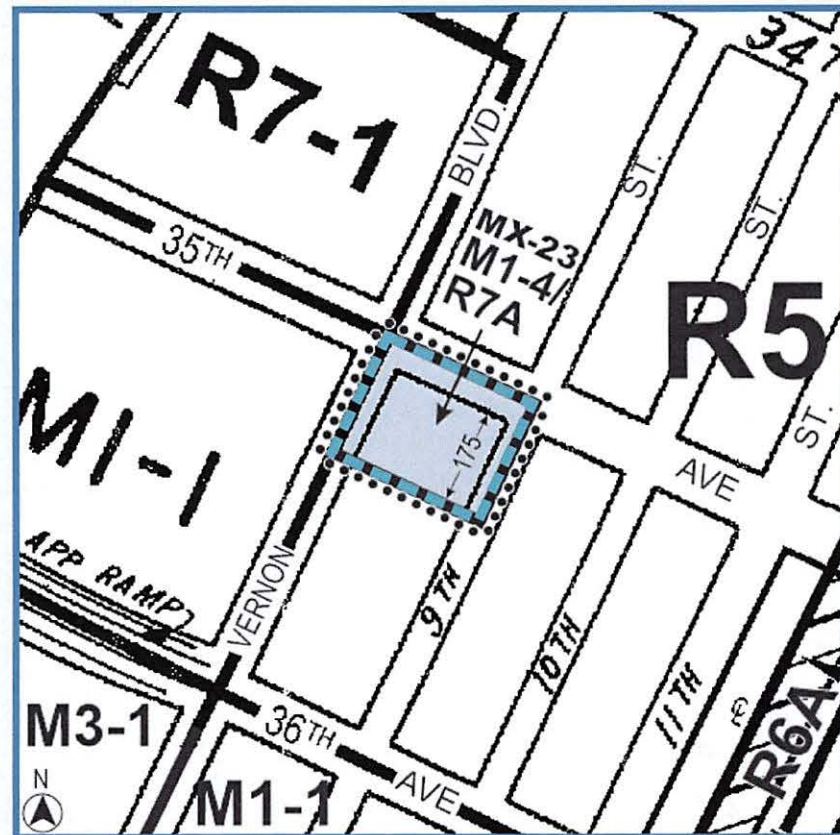
## R5 to M1-4/R7A (MX-23)

### Proposed Zoning Actions:

- Zoning Map Amendment from R5 to M1-4/R7A (MX)
- Zoning Text Amendment to Appendix F to make a Mandatory Inclusionary Housing Area coterminous with the Project Area



Existing



Proposed



## R5

### *Existing Zoning*

- **Use Groups:** 1, 2, 3 & 4
- **Permitted Residential FAR:** 1.35
- **Permitted Community Facility FAR:** 2.0
- **Permitted Commercial FAR:** 0.0
- **Permitted Building Height:** 33 feet
- **Permitted Dwelling Units:** 760  
sf/dwelling unit
- **Required Residential Parking:** 85%
- **Required Affordable Units:** 0

## M1-4/R7A (MX-23)

### *Permitted By Proposed Zoning*

- **Use Groups:** 1-14, 16 & 17
- **Permitted Residential FAR:** 4.6 (MIH)
- **Permitted Community Facility FAR:** 4.0
- **Permitted Commercial FAR:** 2.0
- **Permitted Building Height:** 95 feet  
(MIH, QGF)
- **Permitted Dwelling Units:** 680  
sf/dwelling unit
- **Required Affordable Units:** 26
- **Required Residential Parking:** 50% or  
None (Transit Zone)

## M1-4/R7A (MX-23)

### *Proposed Development*

- **Proposed Use Groups:** 2, 6 & 16/17
- **Proposed Residential FAR:** 3.34 (MIH)
- **Proposed Commercial/Manufacturing FAR:** 1.17
- **Proposed Building Height:** 95 feet  
(MIH, QGF)
- **Proposed Dwelling Units:** 107
- **Proposed Affordable Units:** 26
- **Proposed Parking Spaces:** 77



# PROPOSED DEVELOPMENT

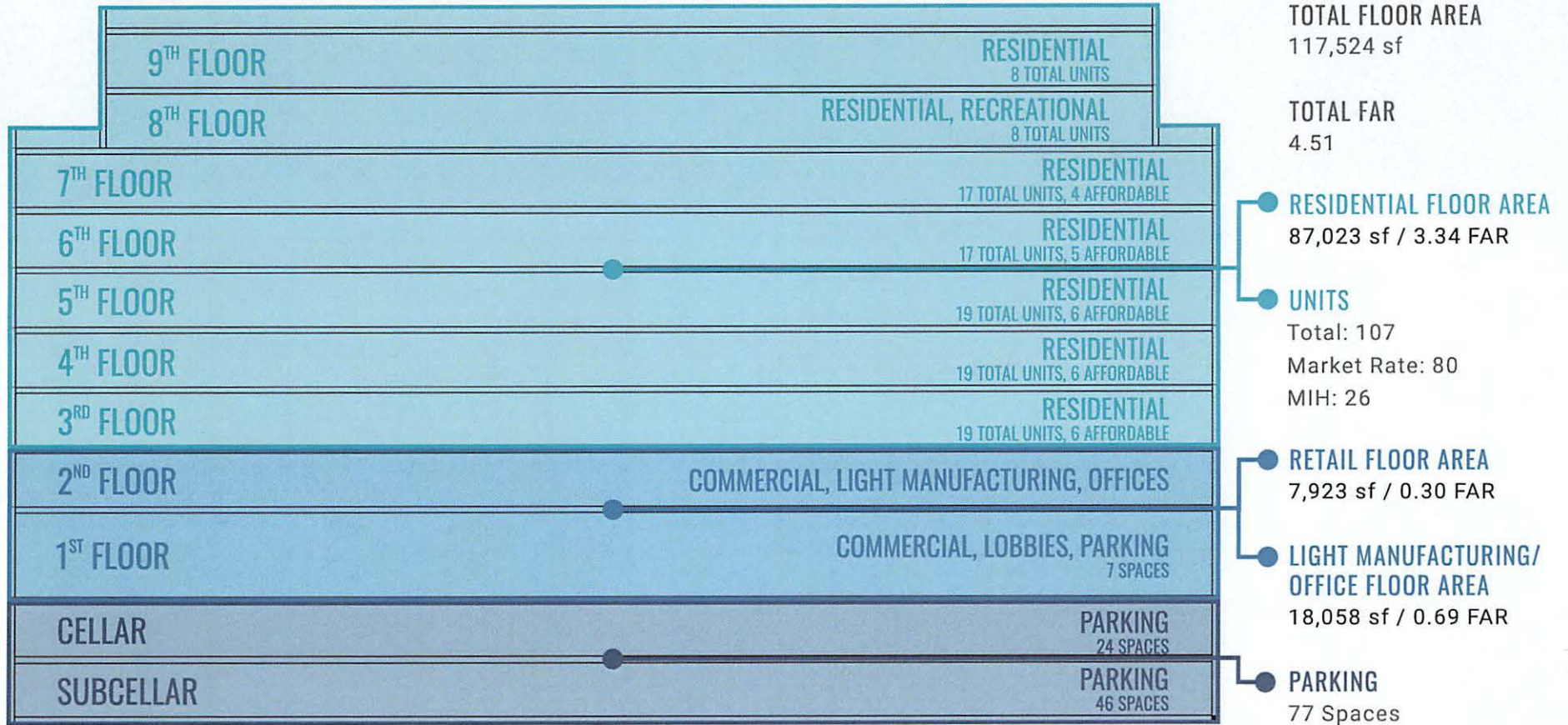
## *9-Story Mixed Use Development*



- **Proposed Uses:** Residential, Commercial & Light Manufacturing
- **Proposed FAR:** 4.51
- **Proposed Floor Area:** 117,524 sf
  - **Proposed Residential Floor Area:** 87,023 sf
  - **Proposed Commercial Floor Area:** 7,923 sf
  - **Proposed Manufacturing/Office Floor Area:** 18,058 sf
- **Proposed Building Height:** 95 feet
- **Proposed Dwelling Units:** 107
- **Proposed Affordable Units:** 26
- **Proposed Parking Spaces:** 77

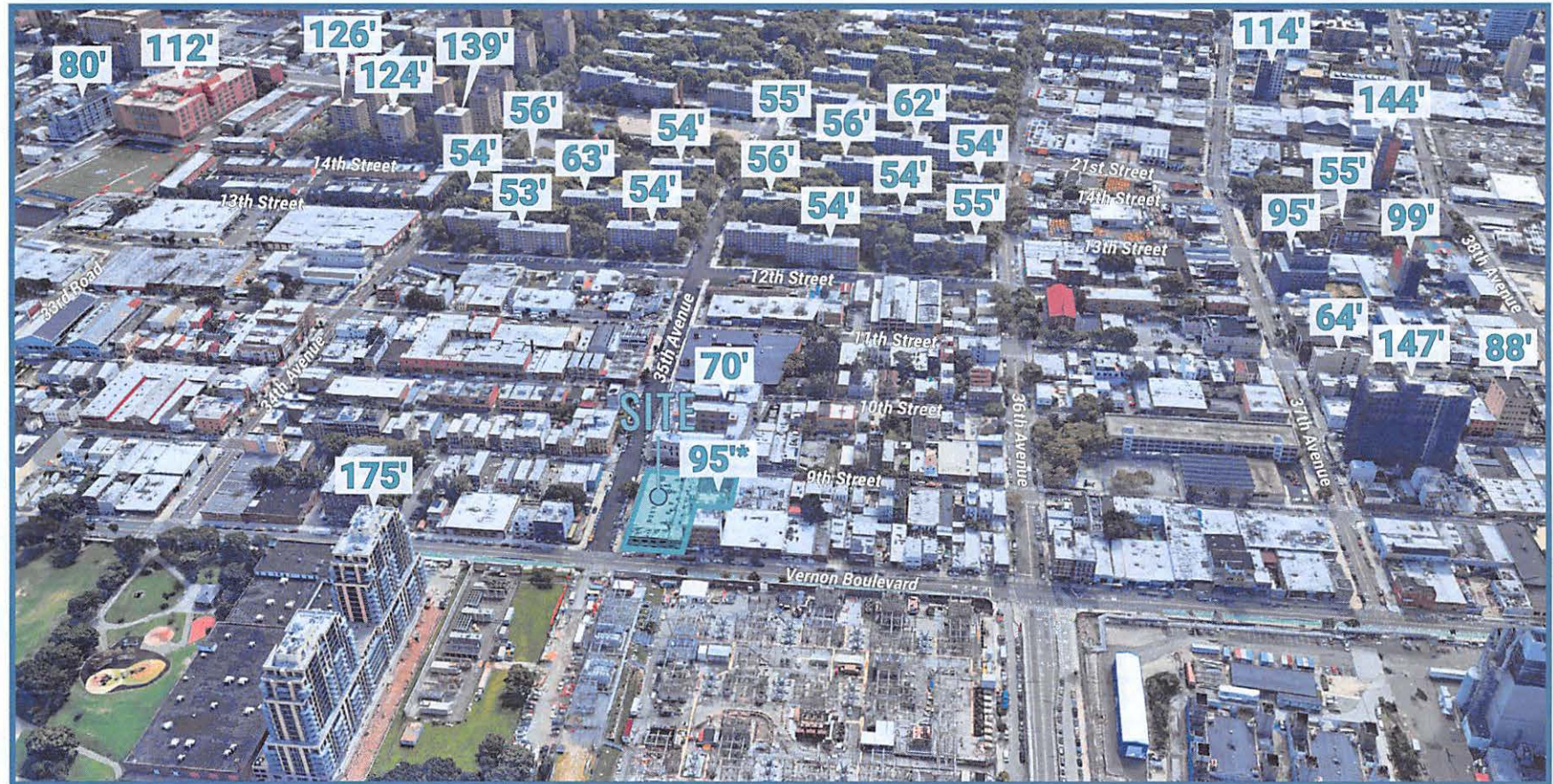


# FLOOR AREA BREAKDOWN



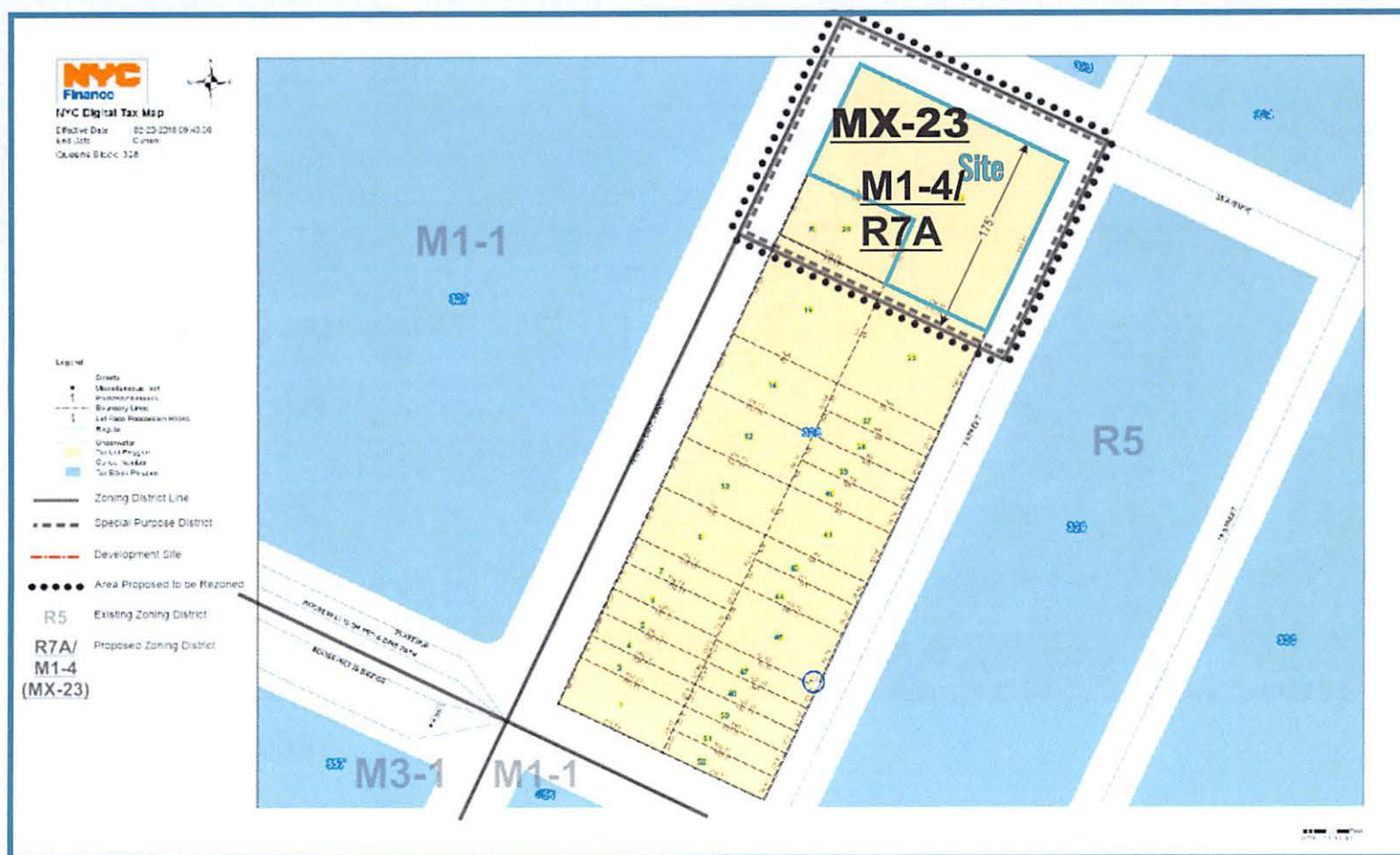


### Nearby Taller Buildings

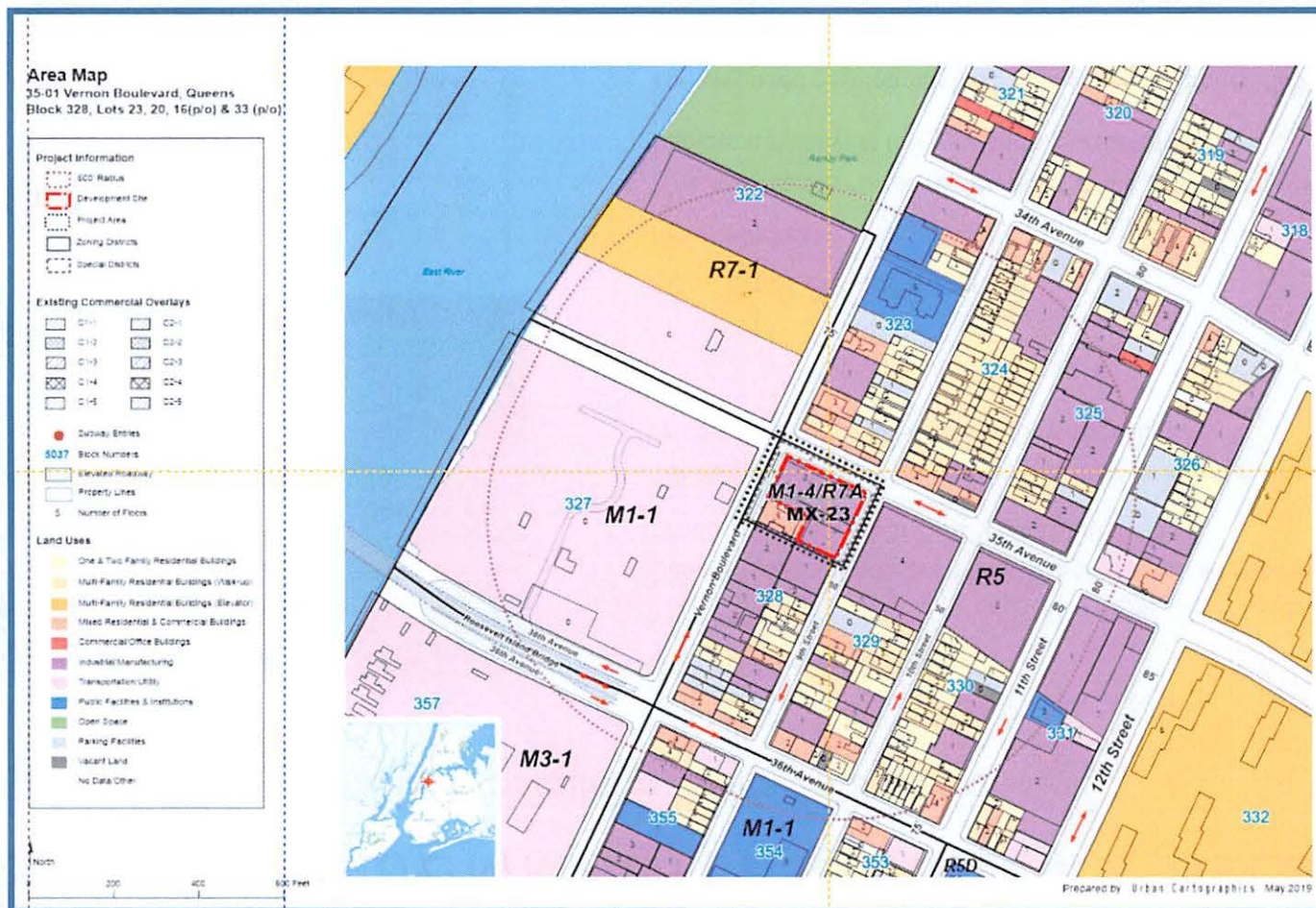




## TAX MAP



# AREA MAP





# ALIGNING WITH COMMUNITY BOARD 1'S NEEDS

## *Partnering with the Community to Incorporate Needs & Concerns*



### *Affordable Housing*

Queens Community Board 1 lists Affordable Housing as their number 1 need in their Fiscal Year 2022 Needs Statement.

The Proposed Development will create 26 new affordable apartments in an area with a great need for affordable housing.

### *Economic Development*

*"The revitalization of our commercial strips to increase the pedestrian traffic is imperative to the livelihood of our merchants."*

The proposed development includes space for ground floor retail, with large glass facades, creating an attractive shopping destination for both residents and local merchants as well as benefitting other nearby businesses. The proposed development would also help to activate this stretch of Vernon Boulevard, which is conveniently located nearby a

# MAKER SPACE

## *Light Manufacturing Space for Small Artists and Creators*

The proposed building will dedicate a portion of its light manufacturing space specifically as “maker space.”

The intended tenants of this maker space would be small businesses and creatives ranging from wood workers to photographers and videographers.

While the area around 35-01 Vernon Boulevard includes many manufacturing and industrial uses, they tend to be heavy manufacturing and warehouses with large floor plates. The area lacks small studios and space for smaller manufacturing businesses who might not necessarily need to utilize such large spaces.





# OONEE BIKE STORAGE

## *Promoting Active Lifestyles*



The proposed development includes 58 bicycle parking spaces in the cellar of the building, as well as the installation of a curbside Oonee pod— a unique way to securely store bikes.

Each customizable pod features bike parking on the inside and public space amenities on the exterior.

For cyclists, Oonee offers affordable, secure bike parking.

Oonee pods can store from 12 bikes to many dozens.

Oonee is a proud Brooklyn-based, Black & Brown-led team of advocates, designers, and policy experts.



# RENDERINGS





# RENDERINGS





# SUSTAINABILITY FEATURES

*Environmentally Conscious Design*





# AFFORDABILITY

$$87,023 \text{ sf of Residential Floor Area} \times 25\% \text{ MIH Option 1} = 26 \text{ Permanently Affordable Units}$$

## 9 Units at 40% AMI (8% of total units)

### Income Limits at 40% AMI\*

1 BR Household = \$33,440/year  
 2 BR Household = \$38,200/year  
 3 BR Household = \$42,960/year

### Rents for 40% of AMI Units\*\*

1 BR Household = \$823/month  
 2 BR Household = \$981/month  
 3 BR Household = \$1,126/month

## 8 Units at 60% AMI (7% of total units)

### Income Limits at 60% AMI\*

1 BR Household = \$50,160/year  
 2 BR Household = \$57,300/year  
 3 BR Household = \$64,440/year

### Rents for 60% of AMI Units\*\*

1 BR Household = \$1,271/month  
 2 BR Household = \$1,518/month  
 3 BR Household = \$1,746/month

## 9 Units at 80% AMI (8% of total units)

### Income Limits at 80% AMI\*

1 BR Household = \$66,880/year  
 2 BR Household = \$76,400/year  
 3 BR Household = \$85,920/year

### Rents for 80% of AMI Units\*\*

1 BR Household = \$1,719/month  
 2 BR Household = \$2,055/month  
 3 BR Household = \$2,367/month

## Affordable Unit Distribution

13 1 BR

10 2 BR

3 3 BR

\*NYC AMI: 1 Person \$83,600/year; 2 Person \$95,500/year; 3 Person \$107,400/year

\*\*Rent not to exceed 30% of income



# MARKET-RATE UNITS

$$87,023 \text{ sf of Residential Floor Area} \times 75\% \text{ Market Rate} = 81 \text{ Market-Rate Units}$$

## Market Rents

### Average\* Rent

1 Bedroom = \$2,304/month

2 Bedroom = \$2,887/month

3 Bedroom = \$3,309/month

*\*Based on average rent for similar properties  
in Long Island City/Astoria in the last year*

## Market-Rate Unit Distribution

45 1 BR

28 2 BR

8 3 BR

# UNIT DISTRIBUTION COMPARISON

## Original 2019 Proposal

	Studios	1-Bedrooms	2-Bedrooms	3-Bedrooms
Market Rate	15	52	18	0
Affordable	2	23	3	5
Total	17	75	21	5

## Revised 2021 Proposal

	Studios	1-Bedrooms	2-Bedrooms	3-Bedrooms
Market Rate	0	45	28	8
Affordable	0	13	10	3
Total	0	58	38	11

Change	-17	-17	+17	+6
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# APPENDIX

*Photographs & Proposed Plans*





1. View of the Rezoning Area facing northeast from Vernon Boulevard.



2. View of Vernon Boulevard facing northeast (Rezoning Area at right).



3. View of the Rezoning Area facing southeast from Vernon Boulevard.





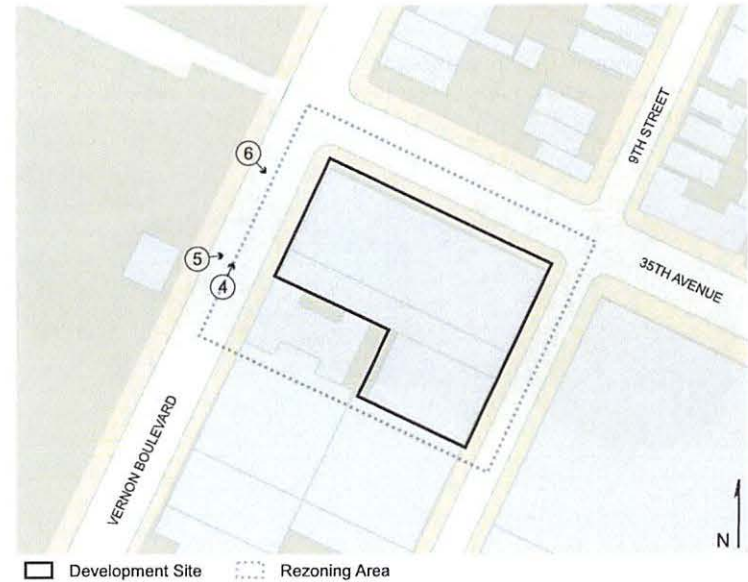
4. View of Vernon Boulevard facing northeast (Development Site at right).



5. View of the Development Site facing east from Vernon Boulevard.



6. View of the Development Site facing southeast from Vernon Boulevard.







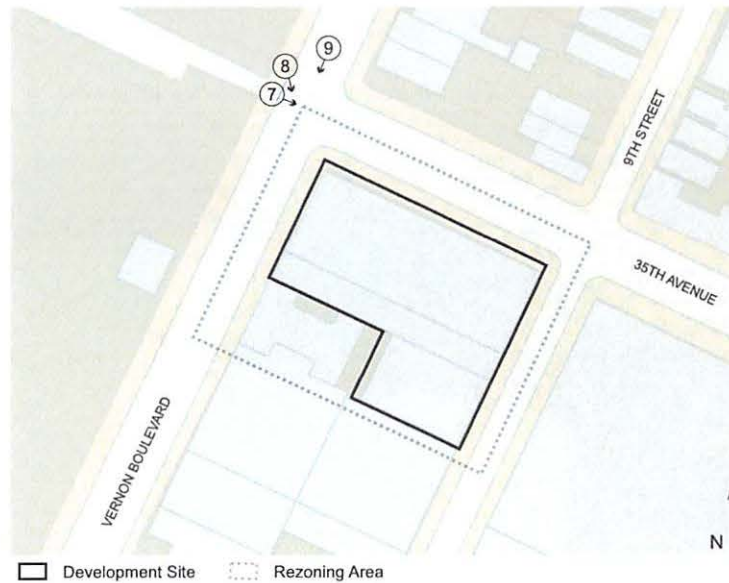
7. View of 35th Avenue facing southeast from Vernon Boulevard (Development Site at right).



8. View of the Development Site facing south from the intersection of Vernon Boulevard and 35th Avenue.



9. View of Vernon Boulevard facing southwest from 35th Avenue (Development Site at left).





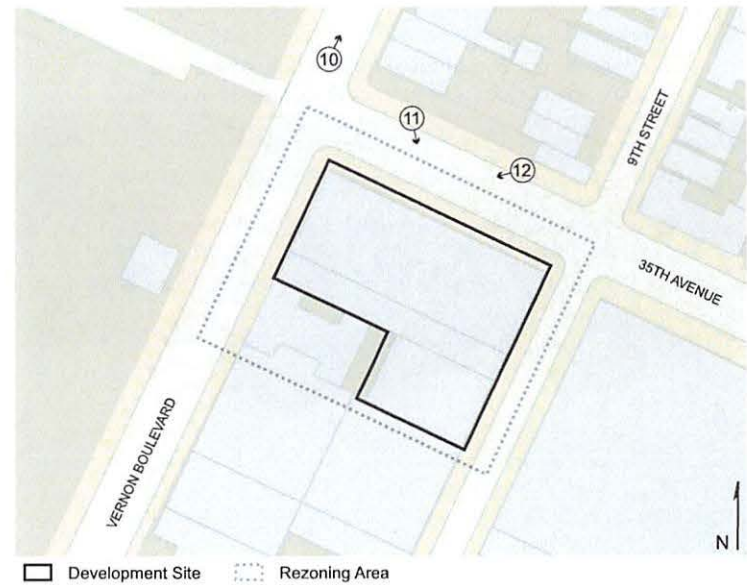
10. View of Vernon Boulevard facing northeast from 35th Avenue.



11. View of the Development Site facing south from 35th Avenue.



12. View of the Development Site facing west from 35th Avenue.







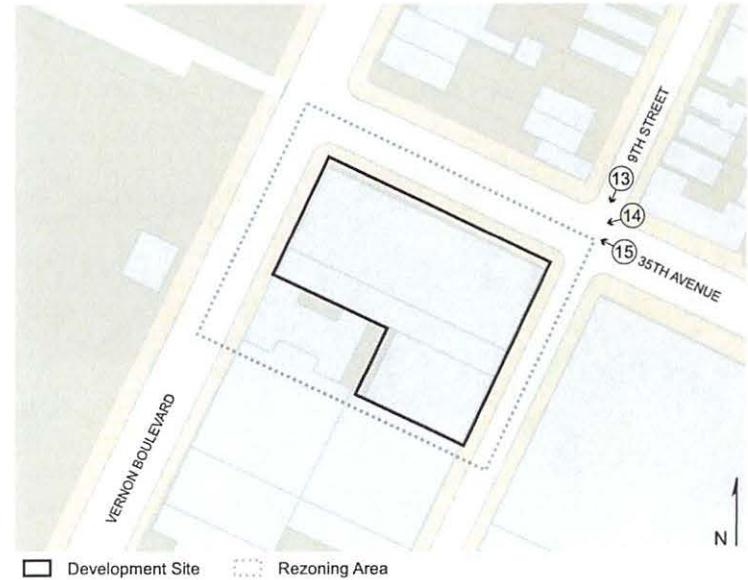
13. View of 9th Street facing southwest from 35th Avenue (Development Site at right).



14. View of the Development Site facing west from the intersection of 35th Avenue and 9th Street.

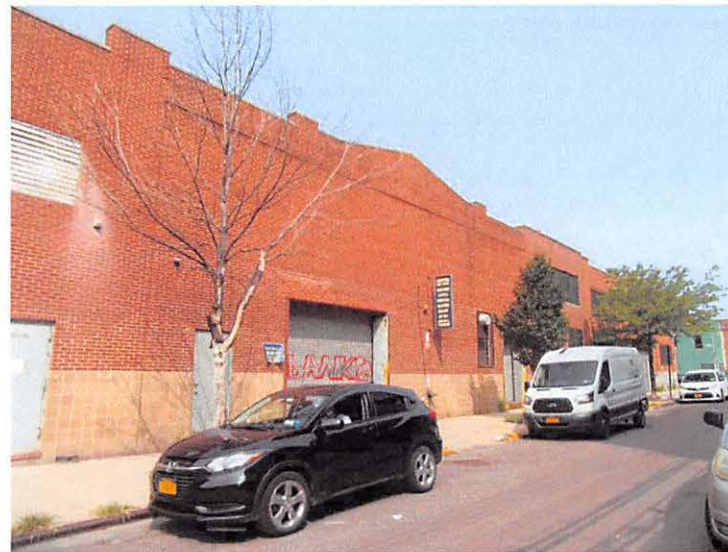


15. View of 35th Avenue facing northwest from 9th Street (Development Site at left).





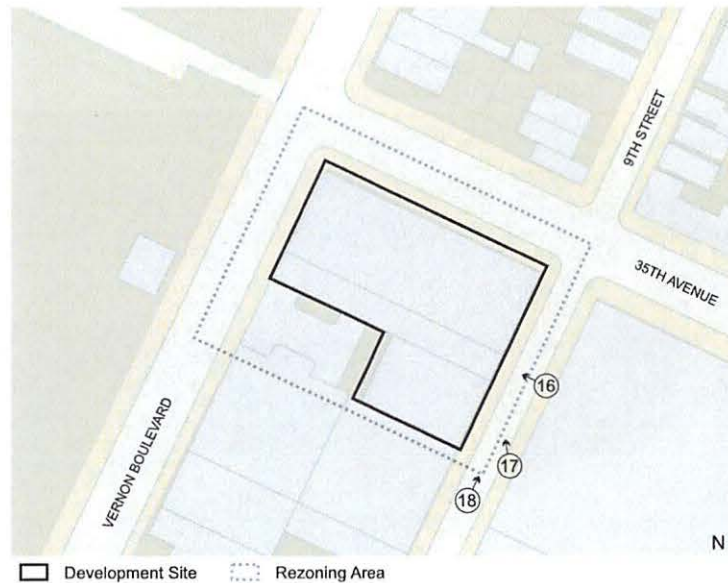
16. View of the Development Site facing northwest from 9th Street.



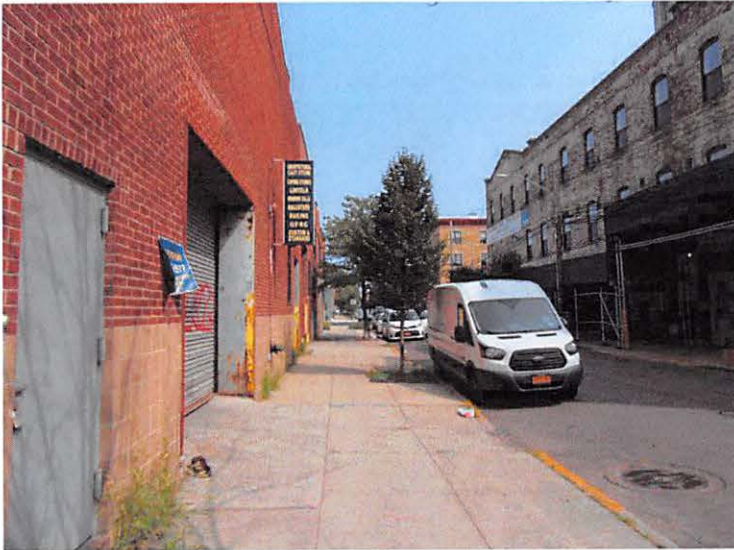
17. View of the Development Site facing north from 9th Street.



18. View of 9th Street facing northeast (Development Site at left).







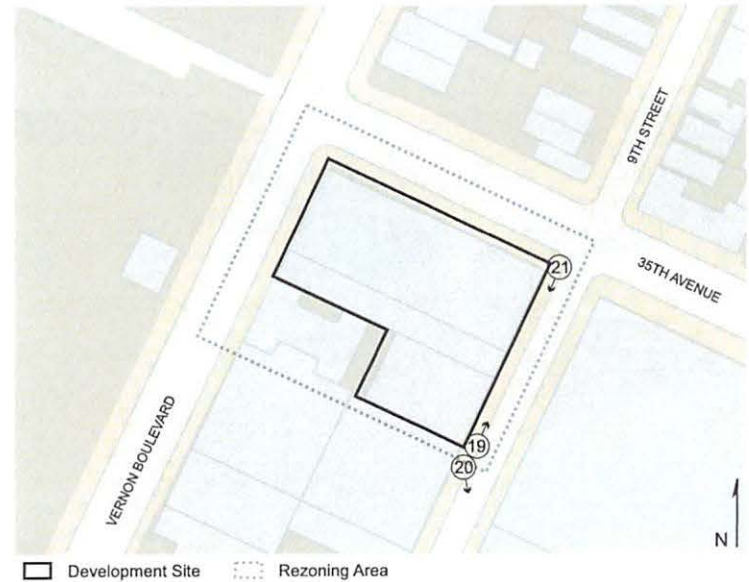
19. View of the sidewalk along the northwest side of 9th Street facing northeast toward 35th Avenue (Development Site at left).



20. View of the southeast side of 9th Street facing south from the Development Site.



21. View of the sidewalk along the northwest side of 9th Street facing southwest from 35th Avenue (Development Site at right).



Development Site Rezoning Area





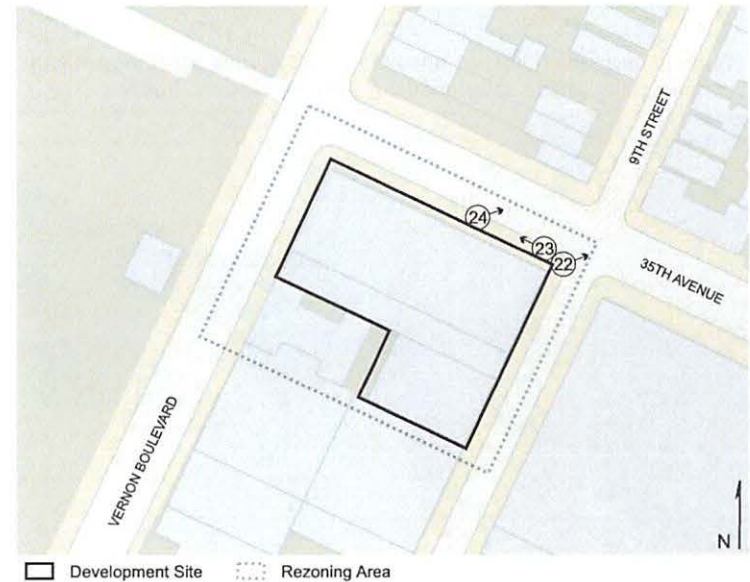
22. View of the intersection of 35th Avenue and 9th Street facing east from Development Site.



23. View of the sidewalk along the southwest side of 35th Avenue facing northwest from 9th Street (Development Site at left).



24. View of the northeast side of 35th Avenue facing east from Development Site.



□ Development Site    □ Rezoning Area





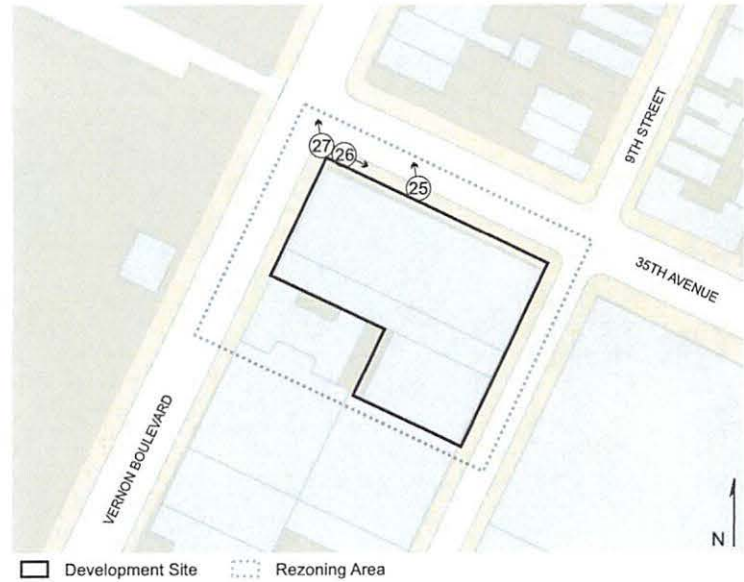
25. View of the northeast side of 35th Avenue facing north from the Development Site.



26. View of the sidewalk along the southwest side of 35th Avenue facing southeast from Vernon Boulevard (Development Site at right).



27. View of the northwest side of Vernon Boulevard facing north from the Development Site.







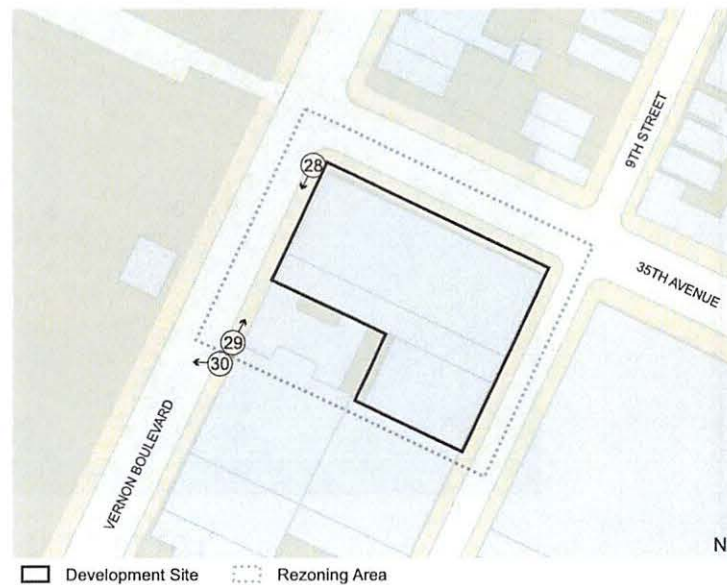
28. View of the sidewalk along the southeast side of Vernon Boulevard facing southwest from 35th Avenue (Development Site at left).



29. View of the sidewalk along the southeast side of Vernon Boulevard facing northeast (Rezoning Area at right).



30. View of the northwest side of Vernon Boulevard facing west from the Rezoning Area.





# NEW MIXED USE 9 STORY BUILDING 35-01 VERNON BLVD., QUEENS, NY, 11101



BUILDING PERSPECTIVE FROM  
35TH AVE AND VERNON BLVD

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No:

T-001

DRAWING:

TITLE

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

PROJECT:

Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.

10-57 Jackson Avenue - Long Island City,  
New York - 11101

Tel: (718) 729-4100 - Fax: (718) 729-5707



# NEW MIXED USE 9 STORY BUILDING 35-01 VERNON BLVD., QUEENS, NY, 11101



BUILDING PERSPECTIVE FROM  
9TH STREET AND 35TH AVE

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION

SHEET No:

T-002

DRAWING:  
TITLE

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

PROJECT:

Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707





## ZONING COMPARISON CHART

EXISTING ZONING R5				PROPOSED ZONING R7A/M1-4 MX DISTRICT			
ITEMS	APPLICABLE SECTION	EXISTING ZONING R-5	ANALYSIS ON EXISTING ZONING	ITEMS	APPLICABLE SECTION	PROPOSED ZONING COMM.	PROPOSED ZONING RESID'L
USES PERMITTED	22-10	U.G. 1, 2, 3, 4	U.G. 17B, 6B NON CONFG USE	USES PERMITTED		U.G. 4 - 14, 16, 17	U.G. 1, 2, 3, 4
FAR (LOT AREA - 26,049.18 SF)	23-141 - R5	1.25	32,561.5 SF. (MAX. ALLOWED)	FAR : LOT - 26,048.22 SF	43-12 - M1-4 23-154(b) - R7A	2.00	52,098.36 SF. (MAX ALLOWED FOR COMM.)
		N.A.	44,067.0 SF (ESTIMATED)	COMMERCIAL/MANUF. (M1-4) RESIDENTIAL (R7A)	SEE DIAGRAMS & PLANS		26,048.22 X 4.6 = 119,821.81 SF. (MAX RESI. R7A)
				TOTAL ZONING FLOOR AREA			30,501.1 S.F. (1ST AND 2ND) < 52,098.36 S.F.
				TOTAL RETAIL U.G.-6			87,023.2 S.F. (1ST - 9TH FL.) < 119,821.81 S.F.
				TOTAL BUSINESS LOBBY U.G.-6, 16/17			117,524.3 S.F. < 119,821.81 SF
				TOTAL OFFICE U.G.-6			7,923.0 S.F. Z.sf 9,578.12 G.sf (1ST)
				TOTAL MANUF. AREA U.G.-16/17			4,520.0 S.F. Z.sf 4,520.0 S.F. G.sf (1ST)
				TOTAL RESIDENTIAL AREA U.G.2			9,011.95 S.F. Z.sf 9,011.95 S.F. G.sf (2ND)
				HOUSING UNIT AREA U.G.2			9,047.05 S.F. Z.sf 9,047.05 S.F. G.sf (2ND)
				AFFORDABLE HOUSING 25%	23-664(a) (3) II	25% OF 86,085.0	87,023.2 S.F. Z.sf (1ST THRU 9TH FL.)
MAX. LOT COVERAGE RESIDENTIAL (CORNER)	23-141 - R5	55%	100 % NON CONFORMING USE	MAX. LOT COVERAGE (RESIDENTIAL) R7A (INTERIOR) - 6,039.00 S.F. R7A (CORNER) - 20,009.22 S.F.	23-153 - R7A 23-153 - R7A	N.A. N.A.	86,085.0 S.F. Z.sf (3RD THRU 9TH FL.)
							21,521.25 S.F. < 21,556.0 S.F. SEE PRO004
DENSITY NUMBER OF D.U.'s	23-22 - R5	MAX. F.A. / 760 = #	NO RESIDENTIAL UNITS NON CONFORMING USE	DENSITY NUMBER OF D.U.'s	23-22 R7A	N.A.	3,049.55 S.F. (50% PROVIDED)
FRONT YARD	23-45(a)- R5	10' FRONT YD	NO FRONT YD PROVIDED NON CONFORMING USE	FRONT YARD	123-651 - MX 23-45 - R7A	NO FRONT YD. REQ.	13,665.38 S.F. (68% PROVIDED)
SIDE YARD	23-461(b)-R5	NONE, 8'-0"	NO SIDE YD PROVIDED NON CONFORMING USE	SIDE YARD	43-25 - M1-4 43-301 - M1-4 23-462(c) - R7A	NO SIDE YD. REQ. 15' SIDE YD. REQ.	TOTAL 16,714.93 S.F.
REAR YARD	23-47 - R5	30'-0"	NO REAR YD PROVIDED NON CONFORMING USE	REAR YARD	43-311 - M1-4 43-26 - M1-4 23-541 -R7A 23-47 - R7A	NO REAR YD. REQ. 20.0' REAR YD. REQ.	89,320.7 / 680 = 131.3 UNITS ALLOWED 81 REGULAR DWELLING UNITS 26 AFFORDABLE HOUSING UNITS TOTAL 107 DWELLING UNITS PROVIDED
PERIM. WALL HT. INITIAL SETBACK	23-631 - R5	30'-0" 15'-0"	20.0' NON CONFORMING USE NO SETBACK NON CONFORMING USE	PERIMETER WALL HT. INITIAL SETBACK	N.A.	N.A.	0.00' PROVIDED 0.00' PROVIDED (NO COMMERCIAL)
HT & SETBACK MIN. BASE HT MAX. BASE HT MAX. BUILDING HT	N.A.	N.A.	N.A.	HEIGHT & SETBACK MIN. BASE HEIGHT MAX. BASE HEIGHT MAX. BUILDING HEIGHT 25' FROM R5 ZONING DIST. SETBACK (35TH ST, VERNON WIDE ST) (9TH ST, NARROW ST)	123-662(b), 23-664(b) - M1-4 / R7A (MX) 23-693 - R7A 23-664 - R7A	40.0' 75.0' 95.0' 55.0' 10.0' 15.0'	0.00' PROVIDED 0.00' PROVIDED (NO COMMERCIAL) 0.00' PROVIDED 40.00' PROVIDED
ACC. OFF ST. PARK'G	25-23 - R5	NO DWELLING UNIT PROVIDED	NO PARKING PROVIDED NON CONFORMING USE	ACC. OFF STREET PARKING COMMERCIAL RESIDENTIAL	44-21 - M1-4 44-21 - M1-4 25-23 - R7A	NONE FOR UG-6 NONE FOR UG-16	0.00' PROVIDED 0.00' PROVIDED (NO COMMERCIAL)
LOADING RETAIL USES				LOADING BERTH RETAIL USES COMMERCIAL	44-52 - M1-4	NONE PER 8,000 SF (1) PER NEXT 17,000 SF	0.00' PROVIDED 0.00' PROVIDED (NO COMMERCIAL)

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION

SHEET No: PRO-001  
 DRAWING: ZONING COMPARISON  
 SCALE: AS NOTED  
 DRAWN BY: BOH  
 DATE: 12/17/2021

PROJECT: Proposed 9 -Story Mixed use Building  
 35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.  
 10-57 Jackson Avenue - Long Island City,  
 New York - 11101  
 Tel: (718) 725-4100 - Fax: (718) 725-5707

# PROPERTY INFORMATION

ADDRESS: 35-01 VERNON BLVD, QUEENS, N.Y. / AKA :35-08 9TH STREET, QUEENS, NY  
 BLOCK: 328  
 LOT: 23  
 MAP: 9A  
 EXISTING ZONING: R5  
 PROP. ZONING: M1-4/R7A MX SPECIAL DISTRICT  
 (MAX. COMMERCIAL FAR : 2.00)  
 (MAX. RESIDENTIAL FAR : 4.6 WITH INCLUSIONARY HOUSING)

LOT AREA: 26,048.22 SQ. FT.  
 MAX. COMMERCIAL/MANUFACTURE ALLOWABLE FLOOR AREA : 52,098.36 SQ.FT.  
 MAX. RESIDENTIAL ALLOWABLE FLOOR AREA : 119,821.81 SQ.FT.

**\*\* ALL DWELLING UNITS INCLUDING AFFORDABLE HOUSING UNITS ARE COMPLIED WITH QUALITY HOUSING REGULATION.**

LEVEL OF BUILDING	PROPOSED USE	ZSF (RETAILS Q.H. AREA)	GSF BUILDING FL. AREA	RETAIL W. SALE BUSINESS	AFFORD. HOUSING SF.	1BED APT. MIN.	2BED APT. MIN.	3BED APT. MIN.	TOTAL	AFFORD. APT. MIN. +597 SF				REMARKS
						+595 SF	+958SF	+1057SF		1BED	2BED	3BED	TOTAL	
SUB CELLAR	ACCESSORY STORAGE	-	2,214.61 SF											
	PARKING	-	23,375.77 SF											ENCLOSED 48 PARKING SPACES
CELLAR	MECH. SPACES STORAGE	-	9,693.12 SF											
	PARKING BICYCLE PARKING	-	15,897.26 SF											ENCLOSED 24 PARKING SPACES ENCLOSED 58 BICYCLE SPACES
FIRST FLOOR	RETAIL U.G.- 6, 16/17 / O.G.- B	7,923.0 SF	9,578.12 SF	7,923.0 SF										
	RESIDENTIAL LOBBY U.G.- 2 / O.G.- R-2	938.2 SF	-											
	BUSINESS LOBBY U.G.- 6, 16/17 / O.G.- B	4,520.0 SF	4,520.0 SF											ENTRANCE OF RESIDENTIAL LOBBY, CIRCULATION
	PARKING/ L.BERTH	-	12,736.8 SF											SCREENED 7 PARKING SPACES & 1 LOADING BERTH
SECOND FLOOR	COMM. MANUF. U.G.- 6 / O.G.- B	9,011.95 SF	18,058.1 SF	18,058.1 SF										OUTDOOR REC. AREA 8,034.33 SF U.G. 6 OFFICE- 9,011.95 SF U.G. 16/17 MANUF. - 9,047.05 SF
	U.G.-16/17 / O.G.- B	9,047.05 SF												
THIRD FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	15,290.0 SF	17,627.69 SF		5,016.0 SF	8	4	1	13	3	2	1	6	19 DWEL.G UNITS AFFORDABLE H. 6 UNITS
FOURTH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	15,290.0 SF	17,627.69 SF		5,016.0 SF	8	4	1	13	3	2	1	6	19 DWEL.G UNITS AFFORDABLE H. 6 UNITS
FIFTH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	15,290.0 SF	17,627.69 SF		4,433.0 SF	9	4	1	14	2	2	1	5	16 DWEL. UNITS AFFORDABLE H. 5 UNITS
SIXTH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	13,996.0 SF	16,140.2 SF		4,019.0 SF	6	4	2	12	3	2	-	5	17 DWEL. UNITS/ OUTDOOR REC. AREA AFFORDABLE H. 5 UNITS
SEVENTH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	13,996.0 SF	16,140.2 SF		3,072.0 SF	7	4	2	13	2	2	-	4	17 DWEL. UNITS AFFORDABLE H. 4 UNITS
EIGHTH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	5,956.0 SF	9,433.4 SF		-	4	4	-	8	-	-	-	-	8 DWEL. UNITS/ INDOOR REC. 1,782.4 SF AFFORDABLE H. 0 UNITS
NINETH FLOOR	DWELLING UNITS U.G.- 2 / O.G.- R-2	6,267.0 SF	9,433.4 SF		-	3	4	1	8	-	-	-	-	8 DWEL. UNITS/ INDOOR REC. 1,782.4 SF AFFORDABLE H. 0 UNITS
ROOF FLOOR	ACCESSORY UTILITY	-	9,433.4 SF		-									OUTDOOR REC. AREA MECHANICAL AREA
TOTAL FLOOR		117,524.3 SF	209,537.5 SF											ZSF. COMM. & MANUF. 30,501.1SF. ZSF. RESIDENTIAL 87,023.2SF.
# OF DWEL'G UNITS (3RD THRU 9TH FL.)		86,085.0 SF			21,556.0 SF	45	28	8	81	13	10	3	26	TOTAL 107 DWELLING UNITS, (54 PARK'G REQ.) 25% OF 107 DWEL'G UNITS = 26 UNITS
TOTAL PARKING PROVIDED														77 PARKING SPACES PROVIDED

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
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DRAWING: PRO-002

PROGRAM: SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

PROJECT: Proposed 9 -Story Mixed use Building

35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.

10-57 Jackson Avenue - Long Island City, New York - 11101

Tel: (718) 729-4100 - Fax: (718) 729-5707



## DRAWING INDEX

PRO-001	ZONING ANALYSIS	PRO-013	EIGHTH FLOOR PLAN
PRO-002	ZONING ANALYSIS	PRO-014	NINTH FLOOR PLAN
PRO-003	ZONING ANALYSIS	PRO-015	BULKHEAD PLAN
PRO-004	ZONING ANALYSIS	PRO-016	SECTION
PRO-005	PROPOSED SITE PLAN	PRO-017	SECTION
PRO-006	SUBCELLAR FLOOR	PRO-018	ELEVATION
PRO-007	CELLAR FLOOR PLAN	PRO-019	ELEVATION
PRO-008	FIRST FLOOR PLAN	PRO-020	ELEVATION
PRO-009	SECOND FLOOR PLAN	PRO-021	ELEVATION
PRO-010	THIRD THRU FIFTH FLOOR PLAN		
PRO-011	SIXTH FLOOR PLAN		
PRO-012	SEVENTH FLOOR PLAN		

## PROPERTY INFORMATION

ADDRESS: 35-01 VERNON BLVD, QUEENS, NY, 11106  
35-08 9TH STREET, QUEENS, NY, 11106

BLOCK: 328  
LOT: 23  
MAP: 9A  
EXISTING ZONING: R5  
PROP. ZONING: R7A/M1-4 (MX District)  
(MAX. COMMERCIAL FAR : 2.00)  
(MAX. RESIDENTIAL FAR : 4.6 WITH INCLUSIONARY HOUSING)  
LOT AREA: 26,048.22 SQ. FT.  
MAX. COMMERCIAL ALLOWABLE FLOOR AREA : 52,098.36 SQ. FT.  
MAX. RESIDENTIAL ALLOWABLE FLOOR AREA : 119,821.81 SQ. FT.

## ZONING ANALYSIS

**EXISTING ZONING DISTRICT R5 IS PROPOSED TO BE CHANGED TO A R7A/M1-4 (MX District) AT AREA BOUNDED BY THE VERNON BOULEVARD, 35TH AND 36TH AVENUE AND 9TH STREET**

**PROPOSED ZONING R7A/M1-4 (MX District)  
LOT AREA 26,048.22 SQ. FT.**

### SEE A-00 FOR ZONING ANALYSIS

SUBCELLAR = 25,590.38 S.F. (UTILITY, PARK'G, NOT CONSIDERED AS F.A.)  
CELLAR = 25,590.38 S.F. (UTILITY, PARK'G, NOT CONSIDERED AS F.A.)  
1ST FLOOR = 7,923.0 S.F. (COMMERCIAL)  
4,520.0 S.F. (BUSINESS LOBBY)  
939.2 S.F. (RESIDENTIAL, LOBBY)  
12,736.8 SF (PARKING/LOADING SPACES, NOT CONSIDERED AS F.A.)  
2ND FLOOR = 18,058.1 S.F. (U.G. 6 OFFICE - 7,433.0 SF / U.G. 16,17 MANUF. - 7,479.0 SF)  
3RD FLOOR = 15,290.0 S.F. (Q.H) INCL. A.H. 5,016.0 SF  
4TH FLOOR = 15,290.0 S.F. (Q.H) INCL. A.H. 5,016.0 SF  
5TH FLOOR = 15,290.0 S.F. (Q.H) INCL. A.H. 4,433.0 SF  
6TH FLOOR = 13,996.0 S.F. (Q.H) INCL. A.H. 4,019.0 SF  
7TH FLOOR = 13,996.0 S.F. (Q.H) INCL. A.H. 3,072.0 SF  
8TH FLOOR = 5,956.0 S.F. (Q.H) INCL. A.H. 0.0 SF  
9TH FLOOR = 6,267.0 S.F. (Q.H) INCL. A.H. 0.0 SF  
ROOF = (MECH. & INDOOR RECREATION AREA, NOT CONSIDERED AS F.A.)

TOTAL NET COMM. AREA (1ST FL AND 2ND) = 30,501.1 S.F. < 52,098.36 S.F.  
TOTAL NET RESID. AREA (1ST THRU 9TH FL) = 87,023.2 S.F. < 119,821.8 S.F.  
25% OF NET RESID. AREA TO BE PROVIDED WITH AFFORDABLE HOUSING  
RESIDENTIAL FLOOR AREA WITHIN THE PERIMETER WALLS OF AFFORDABLE  
TOTAL HOUSING UNITS (ZSF 3RD FL. THRU 9TH FL) AREA = 86,085.0 SF  
21,558.0 SF PROVIDED TO BE AFFORDABLE HOUSING  
TOTAL NET FLOOR AREA = 117,524.3 S.F. (4.5) < 119,821.8 (4.6) S.F. OK

## ZONING ANALYSIS

Z.R. 23-011 (a) QUALITY HOUSING PROGRAM  
IN R7X DISTRICT, ANY #DEVELOPMENT# OR #ENLARGEMENT# SHALL COMPLY WITH THE APPLICABLE DISTRICT #BULK# REGULATIONS AS SET FORTH IN THIS CHAPTER AND ANY #RESIDENTIAL DEVELOPMENT#, #ENLARGEMENT# OR CONVERSION SHALL ALSO COMPLY WITH REQUIREMENTS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM).

Z.R. 23-132 BALCONIES IN R6 - R10 DISTRICTS  
IN THE DISTRICT INDICATED, BALCONIES MAY PROJECT INTO OR OVER ANY REQUIRED OPEN SPACE AREA WITHIN #URBAN PLAZA#, A #REAR YARD#, AN #INITIAL SETBACK DISTANCE#, ANY OPEN AREA SD NOT OCCUPIED BY #TOWERS#, ANY REQUIRED SIDE OR REAR SETBACK, OR ANY REQUIRED #OPEN SPACE#, PROVIDED THAT SUCH BALCONY:

- (a) SHALL NOT PROJECT BY A DISTANCE GREATER THAN SEVEN FEET AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH PROJECT.
- (d) SHALL BE UNENCLOSED EXCEPT FOR A PARAPET NOT EXCEEDING 3 FEET, 8 INCHES IN HEIGHT OR RAILING NOT LESS THAN 50% OPEN AND NOT EXCEEDING 4 FEET, 8 INCHES IN HEIGHT. HOWEVER SUCH A BALCONY MAY BE RECESSED INTO A BUILDING WALL UP TO A MAXIMUM DEPTH OF SIX FEET PROVIDED THAT AT LEAST 33% OF THE PERIMETER OF SUCH BALCONY IS UNENCLOSED EXCEPT FOR A PARAPET OR RAILING.
- (e) SHALL BE LOCATED AT OR HIGHER THAN THE FLOOR LEVEL OF THE THIRD STORY OF A #BUILDING# OR AT LEAST 20 FEET ABOVE # CURB LEVEL#.
- (f) SHALL HAVE AN AGGREGATE LENGTH, AT THE LEVEL OF ANY #STORY# NOT EXCEEDING 50% OF THE LENGTH AT THE LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.

Z.R. 23-145 FOR RESIDENTIAL BUILDINGS DEVELOPED OR ENLARGED PURSUANT TO THE QUALITY HOUSING PROGRAM  
SEE PAGE A-00, A-0

Z.R. 23-22 MAX. NUMBER OF DWELLING UNITS  
IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF DWELLING UNITS OR #ROOMING UNITS# SHALL EQUAL TO THE MAXIMUM #RESIDENTIAL FLOOR AREA# PERMITTED ON THE #ZONING LOT# DIVIDED BY APPLICABLE FACTOR IN THE FOLLOWING TABLE.  
FACTOR FOR DETERMINING MAX. NUMBER OF DWELLING UNITS IN R7  
AREA PER DWELLING UNIT = 680 S.F.  
MAX. F.A. 119,821.81 S.F. - COMMERCIAL AREA 30,501.1 S.F.  
= 89,320.7 S.F. / 680 = 131.3  
DWELLING UNITS PERMITTED 131  
DWELLING UNITS PROVIDED 107 OK

Z.R. 23-24 SPECIAL PROVISIONS FOR BUILDING USED PARTLY FOR NON-RESIDENTIAL USES  
IN ALL DISTRICT, AS INDICATED, IF A #BUILDING# IS USED PARTLY FOR #RESIDENCES# AND PARTLY FOR NON-RESIDENTIAL USES# (OTHER THAN #COMMUNITY FACILITY USES#, THE PROVISIONS FOR WHICH ARE SET FORTH IN ARTICLE II, CHAPTER 4), THE MAXIMUM NUMBER OF #DWELLING UNITS# OR #ROOMING UNITS# PERMITTED ON THE #ZONING LOT# SHALL EQUAL THE TOTAL #RESIDENTIAL FLOOR AREA# PERMITTED ON THE #ZONING LOT# AFTER DEDUCTING ANY NON-RESIDENTIAL FLOOR AREA# DIVIDED BY THE APPLICABLE FACTOR IN SECTION 23-22 (MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS).

Z.R. 23-44 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS  
IN ALL #RESIDENCE DISTRICTS# THE FOLLOWING SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A REQUIRED #YARD# OR #REAR YARD EQUIVALENT#:  
(a) WALLS, NOT EXCEEDING EIGHT FEET IN HEIGHT AND NOT ROOFED OR PART OF A #BUILDING#.

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## ZONING ANALYSIS

Z.R. 23-462 (C) SIDE YARDS FOR ALL OTHER RESIDENTIAL BUILDINGS R6, R7, R8, R9, R10  
IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

Z.R. 43-301 REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH SIDE LOT LINE OF ZONING LOT IN AN R1, R2, R3, R4 OR R5 DISTRICT  
M1-4 - 15'-0" SIDE YARD REQUIRED

Z.R. 23-52 SPECIAL PROVISIONS FOR SHALLOW INTERIOR LOT R3, R4, R5, R6, R7, R8, R9, R10  
IN THE DISTRICTS INDICATED, IF AN #INTERIOR LOT# CONSISTS ENTIRELY OF A TRACK OF LAND WHICH:  
(b) IS LESS THAN 70 FEET DEEP AT ANY POINT, THE DEPTH OF REQUIRED REAR YARD FOR SUCH #INTERIOR LOT# MAY BE REDUCED BY ONE FOOT PER EACH FOOT BY WHICH THE MAXIMUM DEPTH OF SUCH A #ZONING LOT# IS LESS THAN 70 FEET.

Z.R. 23-541 WITHIN ONE HUNDRED FEET OF CORNER R1, R2, R3, R4, R5, R6, R7, R8, R9, R10  
IN ALL DISTRICTS, AS INDICATED, EXCEPT WITHIN #LOWER DENSITY GROWTH MANAGEMENT AREAS# AND R2A, R5A AND R5D DISTRICTS, NO #REAR YARD# SHALL BE REQUIRED WITHIN 100 FEET OF THE POINT OF INTERSECTION OF TWO #STREET LINES# INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS.

Z.R. 23-542 ALONG SHORT DIMENSION OF BLOCK R1, R2, R3, R4, R5, R6, R7, R8, R9, R10  
IN ALL DISTRICTS, AS INDICATED, EXCEPT WITHIN #LOWER DENSITY GROWTH MANAGEMENT AREAS# AND R2A, R5A AND R5D DISTRICTS, WHENEVER A #FRONT LOT LINE# OF A #ZONING LOT# COINCIDES WITH ALL OR PART OF A #STREET LINE# MEASURING LESS THAN 230 FEET IN LENGTH BETWEEN TWO INTERSECTING #STREETS#, NO #REAR YARD# SHALL BE REQUIRED WITHIN 100 FEET OF SUCH #FRONT LOT LINE#.

Z.R. 23-62 PERMITTED OBSTRUCTION  
(2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES:  
a) BALCONIES, UNENCLOSED SUBJECT TO THE PROVISION OF SECTION 23-13  
d) ELEVATORS OR STAIR BULKHEADS  
f) PARAPET WALLS NOT MORE THAN FOUR FEET HIGH

123-651 SPECIAL YARD REGULATIONS FOR RESIDENTIAL BUILDINGS  
NO #FRONT YARDS# OR #SIDE YARDS# ARE REQUIRED IN #SPECIAL MIXED USE DISTRICTS#. HOWEVER, FOR #RESIDENTIAL BUILDINGS# OTHER THAN #SINGLE-# OR #TWO-FAMILY RESIDENCES#, IF ANY OPEN AREA EXTENDING ALONG A #SIDE LOT LINE# IS PROVIDED AT ANY LEVEL, SUCH OPEN AREA SHALL HAVE A MINIMUM WIDTH OF EIGHT FEET.

Z.R. 123-662  
(b) MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS IN #SPECIAL MIXED USE DISTRICTS# WHERE THE #RESIDENCE DISTRICT# DESIGNATION IS AN R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A OR R10X DISTRICT, THE HEIGHT AND SETBACK PROVISIONS OF SECTION 23-662 SHALL APPLY. HOWEVER, WHERE THE #RESIDENCE DISTRICT# DESIGNATION IS AN R6A, R6B, R7A, R7D, R8A OR R8X DISTRICT LOCATED OUTSIDE THE #MANHATTAN CORE#, FOR #BUILDINGS# WITH #QUALIFYING GROUND FLOORS# UTILIZING THE ADDITIONAL HEIGHTS SET FORTH IN PARAGRAPH (B) OF SECTION 23-662, THE SUPPLEMENTAL GROUND FLOOR PROVISIONS SET FORTH IN PARAGRAPH (B)(2) OF SUCH SECTION SHALL BE MODIFIED SO THAT ANY PERMITTED NON-#RESIDENTIAL USE# IN THE #MANUFACTURING DISTRICT# THAT IS PAIRED WITH SUCH #RESIDENCE DISTRICT# MAY BE UTILIZED TO SATISFY THE GROUND FLOOR #USE# AND DEPTH REQUIREMENTS OF SECTION 26-52 (GROUND FLOOR USE AND DEPTH REQUIREMENTS).

NO.	DATE	DESCRIPTION

SHEET NO:

PRO-003

DRAWING:

ZONING

ANALYSIS

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

PROJECT:

GKA DESIGN GROUP, Inc.  
10-57 Jackson Avenue - Long Island City,  
New York - 11101

Tel: (718) 729-4100 - Fax: (718) 729-5707



## ZONING ANALYSIS

Z.R. 23-633 STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS  
IN THE DISTRICTS, AS INDICATED, #STREET WALL# LOCATION AND HEIGHT AND SETBACK REGULATIONS ARE SET FORTH IN THIS SECTION. THE HEIGHT OF ALL BUILDINGS OR OTHER STRUCTURES SHALL BE MEASURED FROM THE #BASE PLANE#.

(a) #STREET WALL# LOCATION  
R6A R7A R7D R7X R9D

(1) IN THE DISTRICTS INDICATED, FOR ALL #BUILDINGS#, AND FOR #QUALITY HOUSING BUILDINGS# ON #WIDE STREETS# IN R6 OR R7 DISTRICTS WITHOUT A LETTER SUFFIX, THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE CLOSEST #STREET WALL# OF AN EXISTING #BUILDING# TO SUCH #STREET LINE#, LOCATED ON THE SAME #BLOCK#, AND WITHIN 150 FEET OF SUCH #BUILDING#. HOWEVER, A #STREET WALL# NEED NOT BE LOCATED FURTHER FROM THE #STREET LINE# THAN 15 FEET, ON #CORNER LOTS#, THESE #STREET WALL# LOCATION PROVISIONS SHALL APPLY ALONG ONLY ONE #STREET LINE#.

b) SETBACK REGULATIONS  
IN THE DISTRICTS INDICATED, AND FOR #BUILDINGS DEVELOPED# OR #ENLARGED# PURSUANT TO QUALITY HOUSING PROGRAM IN OTHER R6,R7,R8,R9 AND R10 DISTRICTS, SETBACKS ARE REQUIRED FOR ALL PORTIONS OF #BUILDINGS# THAT EXCEED THE MAXIMUM BASE HEIGHT SPECIFIED IN THE TABLE IN THIS SECTION SUCH A SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH FOLLOWING REGULATIONS:  
(1) AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT OR HIGHER THAN THE MAXIMUM BASE HEIGHT A SETBACK WITH A DEPTH OR AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET AND A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.

c) MAXIMUM BUILDING HEIGHT  
NO BUILDING OR OTHER STRUCTURE SHALL EXCEED THE MAXIMUM BUILDING HEIGHT SPECIFIED IN TABLE OF THIS SECTION.  
MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

R7A/R1-4 (M/D)

Z.R. 23-664 (a) (3) ADDITIONAL REGULATIONS  
MINIMUM BASE HEIGHT = 40'  
MAXIMUM BASE HEIGHT = 75'  
MAXIMUM BUILDING HEIGHT = 95'  
ACTUAL BUILDING HEIGHT = 95' OK

Z.R. 23-693 SPECIAL PROVISIONS APPLYING ADJACENT TO R1 THROUGH R8B DISTRICTS - R6 R7 R8 R9 R10  
IN THE DISTRICTS INDICATED, WITHIN 25 FEET OF AN R1 THROUGH R5 DISTRICT OR AN R6B DISTRICT, THE HEIGHT OF A #DEVELOPMENT# OR #ENLARGEMENT# OF A #BUILDING#, OR PORTIONS THEREOF, SHALL NOT EXCEED THE HEIGHT SET FORTH IN THE TABLE BELOW FOR THE APPLICABLE DISTRICT.

R7A - 55' REQUIRED

Z.R. 23-68 MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS OR LOT LINES

### ZR 23-911 AFFORDABLE FLOOR AREA

LI= RESIDENTIAL FLOOR AREA WITHIN THE PERIMETER WALLS OF AFFORDABLE HOUSING UNITS

= 23,484.62 SF

MR = RESIDENTIAL FLOOR AREA WITHIN THE PERIMETER WALLS OF THE DWELLING UNITS, THAT ARE NOT AFFORDABLE HOUSING UNITS = 70,603.28 SF

RFA = TOTAL RESIDENTIAL FLOOR AREA = 117,573.8 SF

CA = TOTAL FLOOR AREA ATTRIBUTE TO COMMON AREA FOR WHICH A FEE IS CHARGED TO LOW INCOME HOUSEHOLDS FOR THEIR USE = 0 SF

AHFA = TOTAL FLOOR AREA DEVOTED TO AFFORDABLE HOUSING

PROPOSED AFFORDABLE FLOOR AREA (NET)

AHFA = LI + { LI X (RFA/(LI+MR)-CA) }

LI+MR

AHFA = 23,484.62 + { 23,484.62 X [117,573.8-(23,484.62+70,603.28)-0] }

23,484.62 + 70,603.28

= 31,700.59 + (25 X 23,484.62)

= 21,556.0 SF OF AFFORDABLE HOUSING PROVIDED

## ZONING ANALYSIS

Z.R. 23-861 GENERAL PROVISIONS  
R1, R2, R3, R4, R5, R6, R7, R8, R9, R10  
IN ALL DISTRICTS AS INDICATED, EXCEPT AS OTHERWISE PROVIDED IN SECTION 23-862 OR 23-863 THE MINIMUM DISTANCE BETWEEN A #LEGALLY REQUIRED WINDOW# AND:

a) ANY WALL,  
b) A #REAR LOT LINE#, OR VERTICAL PROJECTION THEREOF, OR  
c) A #SIDE LOT LINE#, OR VERTICAL PROJECTION THEREOF,  
SHALL BE 30 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING, PROVIDED, HOWEVER, THAT A #LEGALLY REQUIRED WINDOW# MAY OPEN ON ANY #OUTER COURT# MEETING THE REQUIREMENTS OF SECTION 23-64.

ZR 23-96(d)

(d) SIZE OF AFFORDABLE HOUSING UNITS

(1) IN NEW CONSTRUCTION AFFORDABLE HOUSING AND SUBSTANTIAL REHABILITATION AFFORDABLE HOUSING, AN AFFORDABLE HOUSING UNIT IN A GENERATING SITE SHALL CONTAIN NOT LESS THAN:

(i) 400 SQUARE FEET OF FLOOR AREA WITHIN THE PERIMETER WALLS FOR A ZERO BEDROOM DWELLING UNIT ; OR

(ii) 575 SQUARE FEET OF FLOOR AREA WITHIN THE PERIMETER WALLS FOR A ONE BEDROOM DWELLING UNIT ; OR

(iii) 775 SQUARE FEET OF FLOOR AREA WITHIN THE PERIMETER WALLS FOR A TWO BEDROOM DWELLING UNIT ; OR

(iv) 950 SQUARE FEET OF FLOOR AREA WITHIN THE PERIMETER WALLS FOR A THREE BEDROOM DWELLING UNIT.

Z.R. 23-253

REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

IN ALL DISTRICTS, AS INDICATED, WHERE #GROUP PARKING FACILITIES# ARE PROVIDED, FOR ALL NEW #RESIDENCES#, #ACCESSORY# OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR AT LEAST THAT PERCENTAGE OF THE TOTAL NUMBER OF #RESIDENCES# SET FORTH IN THE FOLLOWING TABLE. SUCH SPACES SHALL BE KEPT AVAILABLE TO THE RESIDENTS OF THE #BUILDING#, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 23-41 (PURPOSE OF SPACES AND RENTAL TO NON-RESIDENTS).  
PROPOSED DWELLING UNITS - 106 DWELLING UNITS  
50% OF 107 DWELLING UNITS - 58 PARKING REQ.

ZR 44-21

REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL  
NONE FOR OFFICE/MANUFACTURE - M1-4 (U) EA, REQ.

Z.R. 25-811 ENCLOSED BICYCLE PARKING SPACES

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

USE GROUP 2 1 PER 2 #DWELLING UNITS# (107) DWELLING UNITS  
PROVIDED - (53) BICYCLE SPACE REQ.  
- (53) BICYCLE SPACES PROVIDED

Z.R. 28-12 STREET TREE PLANTING

ALL QUALITY HOUSING #DEVELOPMENTS# OR CONVERSION, AND #ENLARGEMENTS# OR #EXTENSIONS# THAT INCREASE THE EXISTING #RESIDENTIAL FLOOR AREA BY AT LEAST 20%, SHALL PROVIDE AND MAINTAIN ALONG ENTIRE #STREET# LENGTH OF THE #ZONING LOT#, ONE #STREET# TREE FOR EVERY 25 FEET OF #STREET# FRONTAGE OF THE #ZONING LOT#. SUCH TREES SHALL BE OF AT LEAST 3" CALIPER AT TIME OF PLANTING. - 11 TREE PROVIDED

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

## ZONING ANALYSIS

Z.R. 28-21 SIZE OF DWELLING UNITS  
A #DWELLING UNIT# SHALL HAVE AN AREA OF AT LEAST 400 SQUARE FEET OF #FLOOR AREA#.

Z.R. 28-22 WINDOWS  
ALL WINDOWS IN THE #RESIDENTIAL# PORTION OF #DEVELOPMENT# OR #ENLARGEMENT# SHALL BE DOUBLE GLAZED.

Z.R. 28-23 REFUSE STORAGE AND DISPOSAL  
#DEVELOPMENTS#, #ENLARGEMENTS#, #EXTENSIONS#, AND CONVERSIONS WITH NINE OR MORE #DWELLING UNITS# OR #ROOMING UNITS# PER #VERTICAL CIRCULATION CORE# SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. THE STORAGE OF REFUSE SHALL OCCUR ENTIRELY WITHIN ENCLOSED AREA ON THE #ZONING LOT# SHALL BE DELINEATED FOR THIS PURPOSE: AT LEAST ONE FOR #RESIDENTIAL USES# AND AT LEAST ONE FOR COMMUNITY FACILITY# AND #COMMERCIAL USES#. #RESIDENTIAL# STORAGE AND REMOVAL LOCATIONS SHALL PROVIDE AT THE RATE OF 2.9 CUBIC FEET PER #DWELLING UNITS# OR 1.15 CUBIC FEET PER #ROOMING UNITS#. A REFUSE DISPOSAL ROOM OF NOT LESS THAN 12 SQUARE FEET WITH DIMENSION LESS THAN THREE FEET SHALL BE PROVIDED ON EACH #STORY# THAT HAS ENTRANCES TO #DWELLING UNITS# OR #ROOMING UNITS#. TWELVE SQUARE FEET OF SUCH REFUSE STORAGE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#.

Z.R. 28-24 LAUNDRY FACILITIES  
IF THE #BUILDING# PROVIDES THE FOLLOWING, THEN THAT PORTION OF THE LAUNDRY ROOM WHICH IS USED TO MEET THESE MINIMUM REQUIREMENTS SHALL BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#:

(a) AT LEAST ONE WASHING MACHINE PER 20 #DWELLING UNITS# OR #ROOMING UNITS# AND AT LEAST ONE DRYER PER 40 #DWELLING UNITS# OR #ROOMING UNITS#.  
(b) SUCH MACHINES ARE LOCATED IN A ROOM OR ROOMS WITH AN ADDITIONAL THREE SQUARE FEET OF UNOBSTRUCTED FLOOR SPACE EQUIPPED WITH CHAIRS AND TABLES FOR FOLDING LAUNDRY FOR EACH MACHINE PROVIDED.  
(c) SUCH A ROOM HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS MEASURING NOT LESS THAN 9.5% OF THE TOTAL FLOOR SPACE OF THE ROOMS, AND  
(d) SUCH WINDOWS MEET THE APPLICABLE REQUIREMENTS OF SECTION 24-60.

Z.R. 28-25 DAYLIGHT IN CORRIDORS  
50% OF THE SQUARE FOOTAGE OF CORRIDOR MAY BE EXCLUDED FROM DEFINITION OF #FLOOR AREA# IF A WINDOW WITH CLEAR, NON-TINTED, GLAZED AREA OF AT LEAST 20 SQUARE FEET IS PROVIDED IN SUCH CORRIDOR, PROVIDED THAT SUCH WINDOW.

Z.R. 28-31 REQUIRED RECREATION SPACE  
ALL #DEVELOPMENT#, #ENLARGEMENT#, #EXTENSIONS# OR CONVERSION WITH NINE OR MORE #DWELLING UNITS# OR #ROOMING UNITS#, SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE AS SET FORTH IN FOLLOWING TABLE. THE AMOUNT OF RECREATION SPACE REQUIRED IS EXPRESSED AS A PERCENTAGE OF THE TOTAL #RESIDENTIAL FLOOR AREA# OF THE #DEVELOPMENT#, #ENLARGEMENT#, #EXTENSION# OR CONVERSION, AND MAY BE AGGREGATED IN ONE TYPE, INDOORS OR OUTDOORS.  
THE FLOOR SPACE OF INDOOR RECREATION SPACE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 28-32, NOT EXCEEDING THE AMOUNT REQUIRED IN THE FOLLOWING TABLE, SHALL BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#.

MIN. REQUIRED RECREATION SPACE IN R7 3.3% OF RESIDENTIAL FLOOR AREA  
MAX. F.A.R. = 94,787.76 S.F. 3.3% = 3,128.0 S.F.  
RECREATION SPACE PROVIDED 4,238.11S.F.

Z.R. 28-41 DENSITY PER CORRIDOR  
IF THE NUMBER OF #DWELLING UNITS# OR #ROOMING UNITS# SERVED BY A #VERTICAL CIRCULATION CORE# AND CORRIDOR ON EACH #STORY# DOES NOT EXCEED THE NUMBER SET FORTH IN THE FOLLOWING TABLE, 50% OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH #DWELLING UNITS# OR #ROOMING UNITS# ON SUCH #STORY# MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#.

NO.	DATE	DESCRIPTION
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DRAWING:  
ZONING  
ANALYSIS

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

SHEET No:


PRO-004

PROJECT:

Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.  
10-57 Jackson Avenue - Long Island City,  
New York - 11101

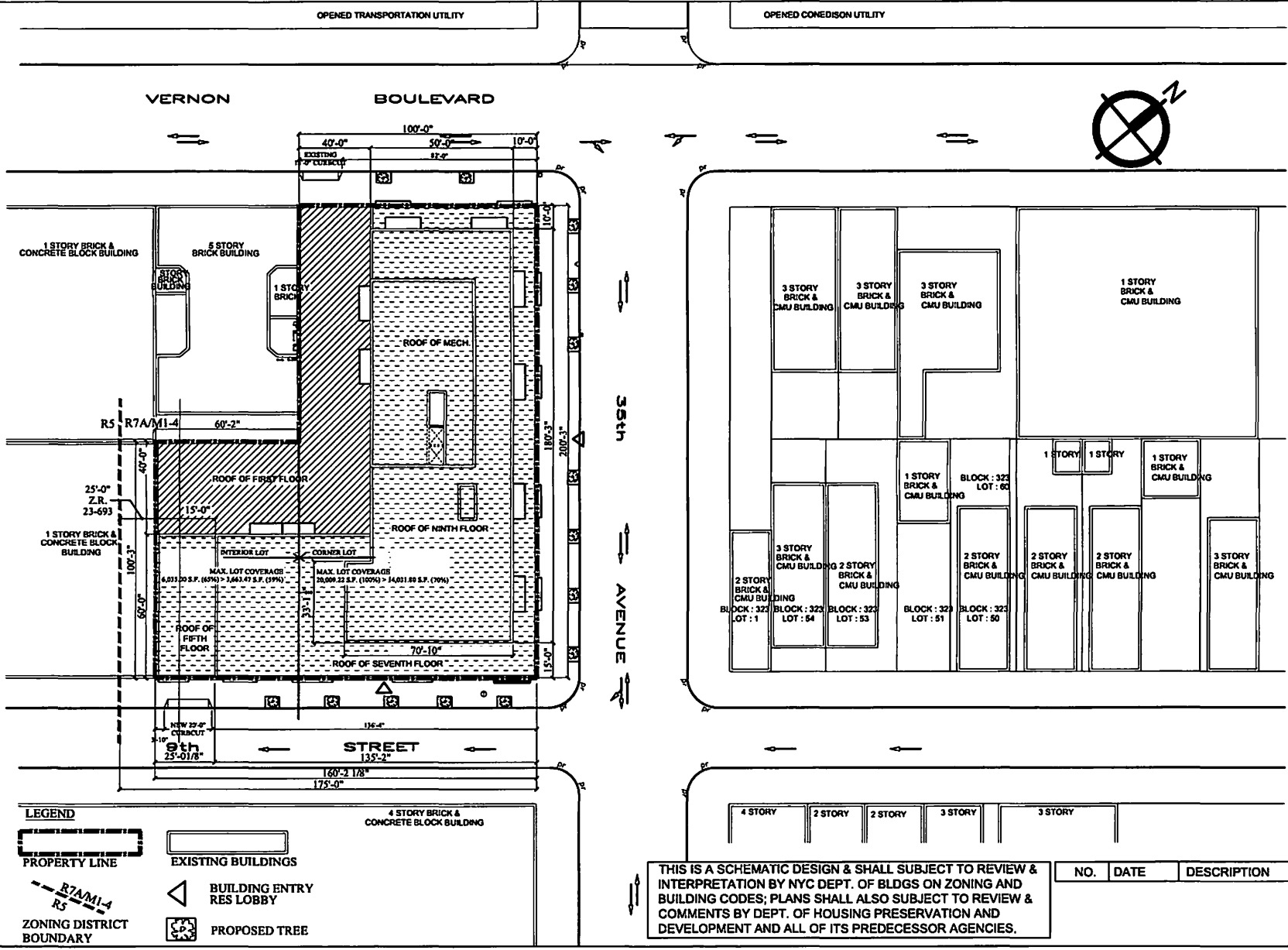
Tel: (718) 729-4100 - Fax: (718) 729-5707





PROJECT:  
**Proposed 9 -Story Mixed use Building**  
 35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.  
 10-57 Jackson Avenue - Long Island City,  
 New York - 11101  
 Tel: (718) 729-1100 - Fax: (718) 725-5707



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NO.	DATE	DESCRIPTION
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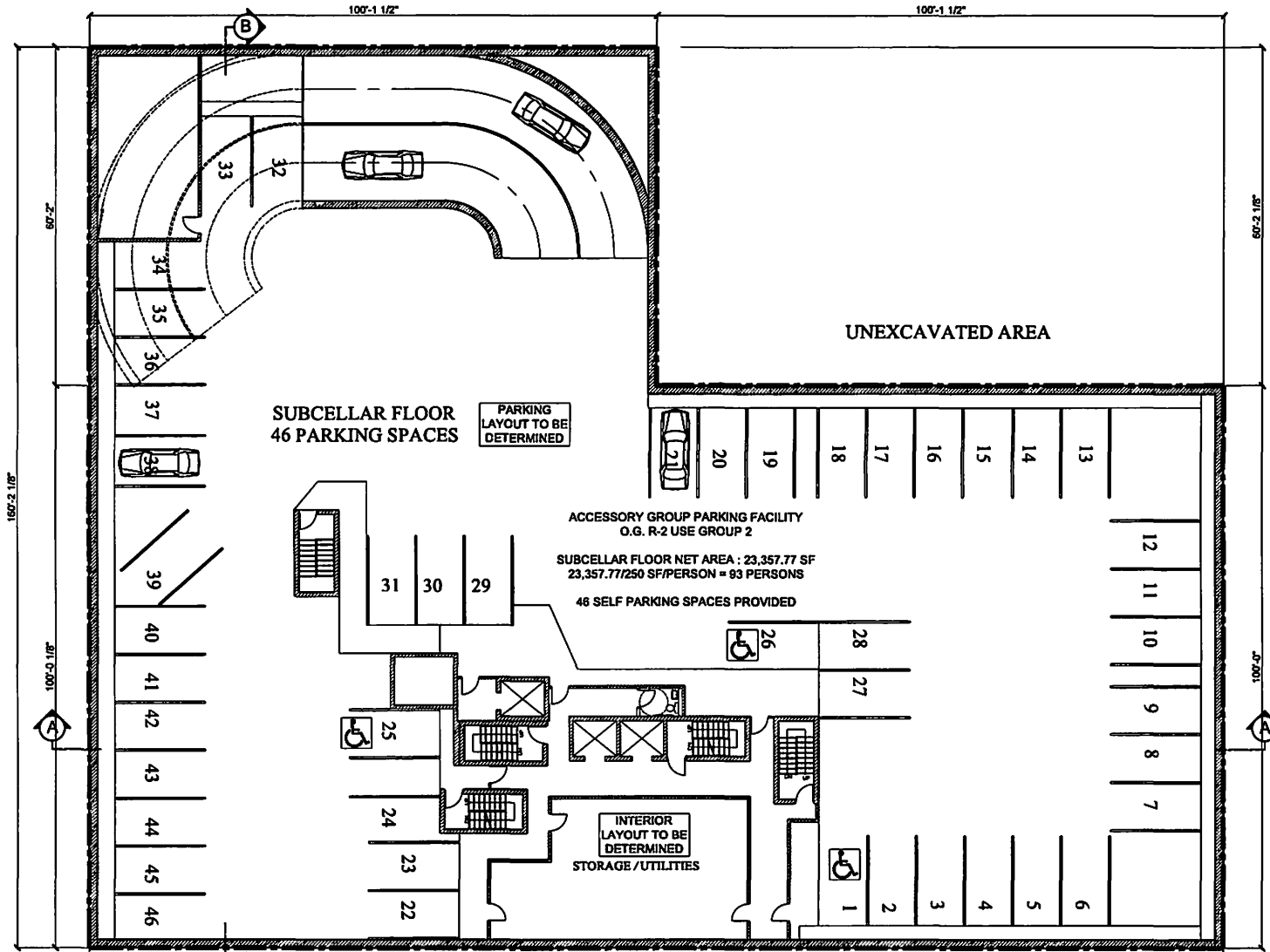


1

# SUBCELLAR PLAN

0 2 4 8 16

200'-3"



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NO.	DATE	DESCRIPTION
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**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-1000 - Fax: (718) 729-5707

PROJECT:

**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

DRAWING:

**SUBCELLAR**

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

SHEET No:

**PRO-006**

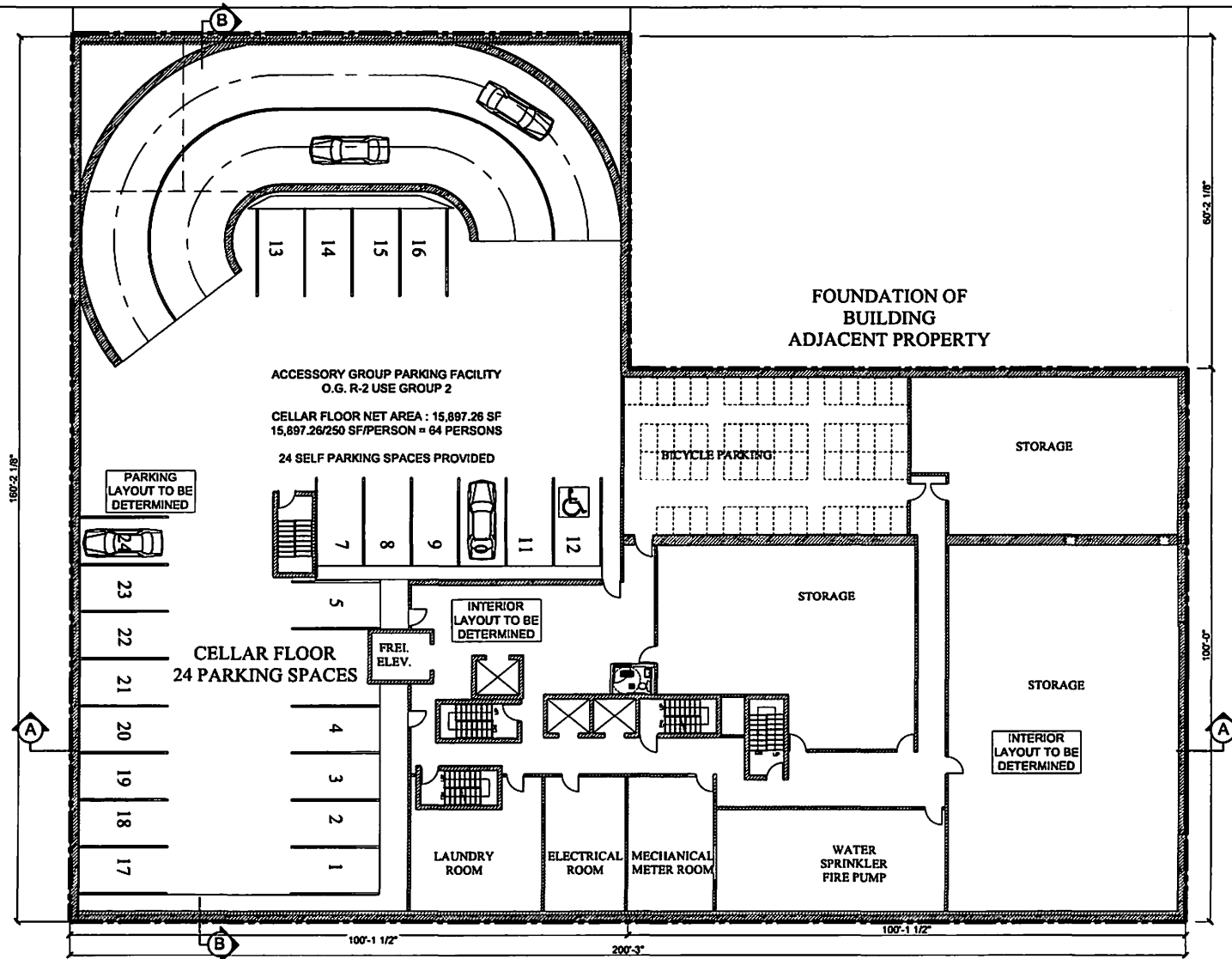




1


## CELLAR PLAN

0 2 4 8 16



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NO.	DATE	DESCRIPTION
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New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707

PROJECT:

**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

DRAWING:

**CELLAR**

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

SHEET No:

**PRO-007**

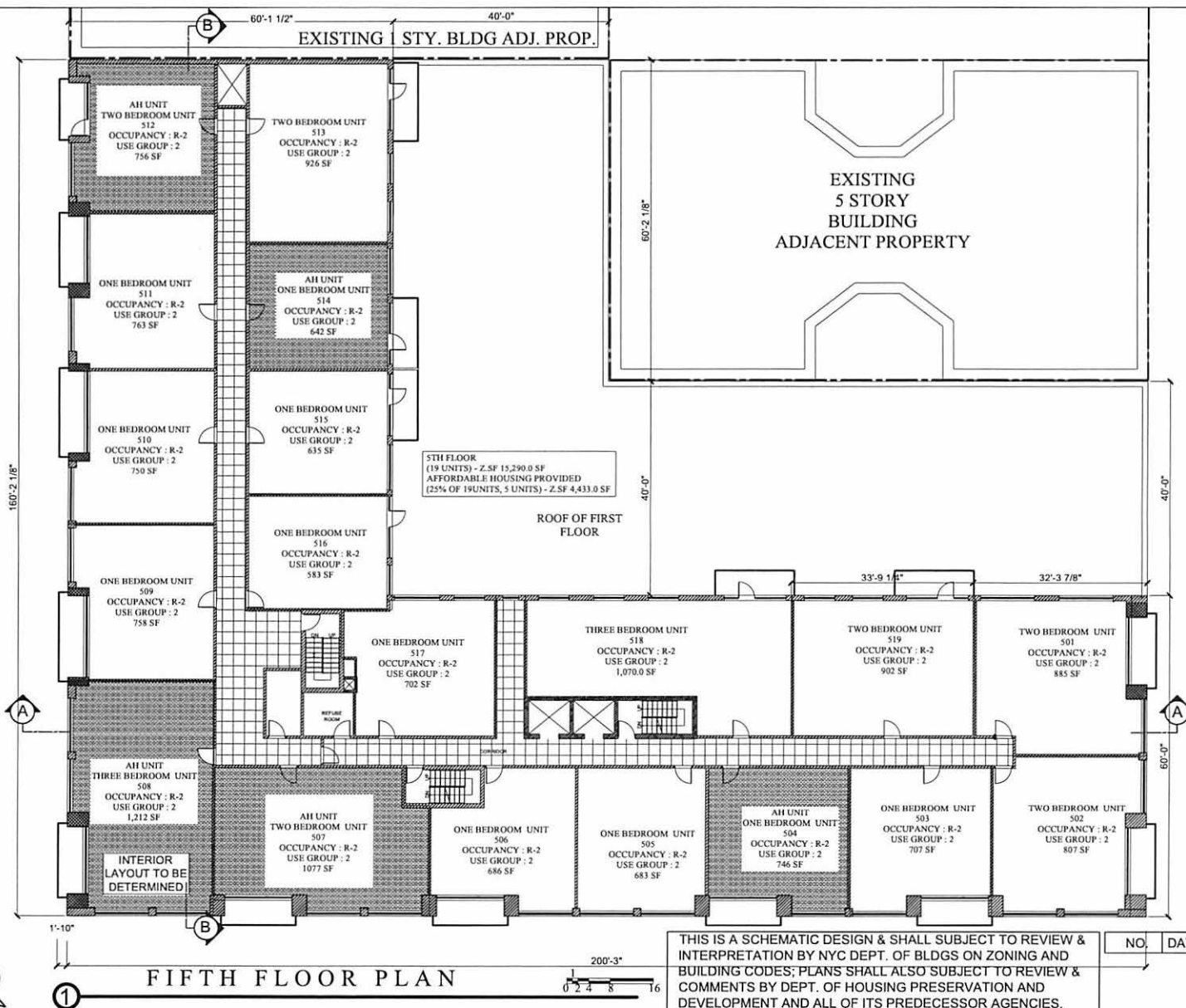












DRAWING: THIRD THRU FIFTH FL.

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

**PRO-011**

PROJECT:

**Proposed 9-Story Mixed use Building**

35-01 Vernon Blvd., Long Island City, 11101 New York

**GKA DESIGN GROUP, Inc.**

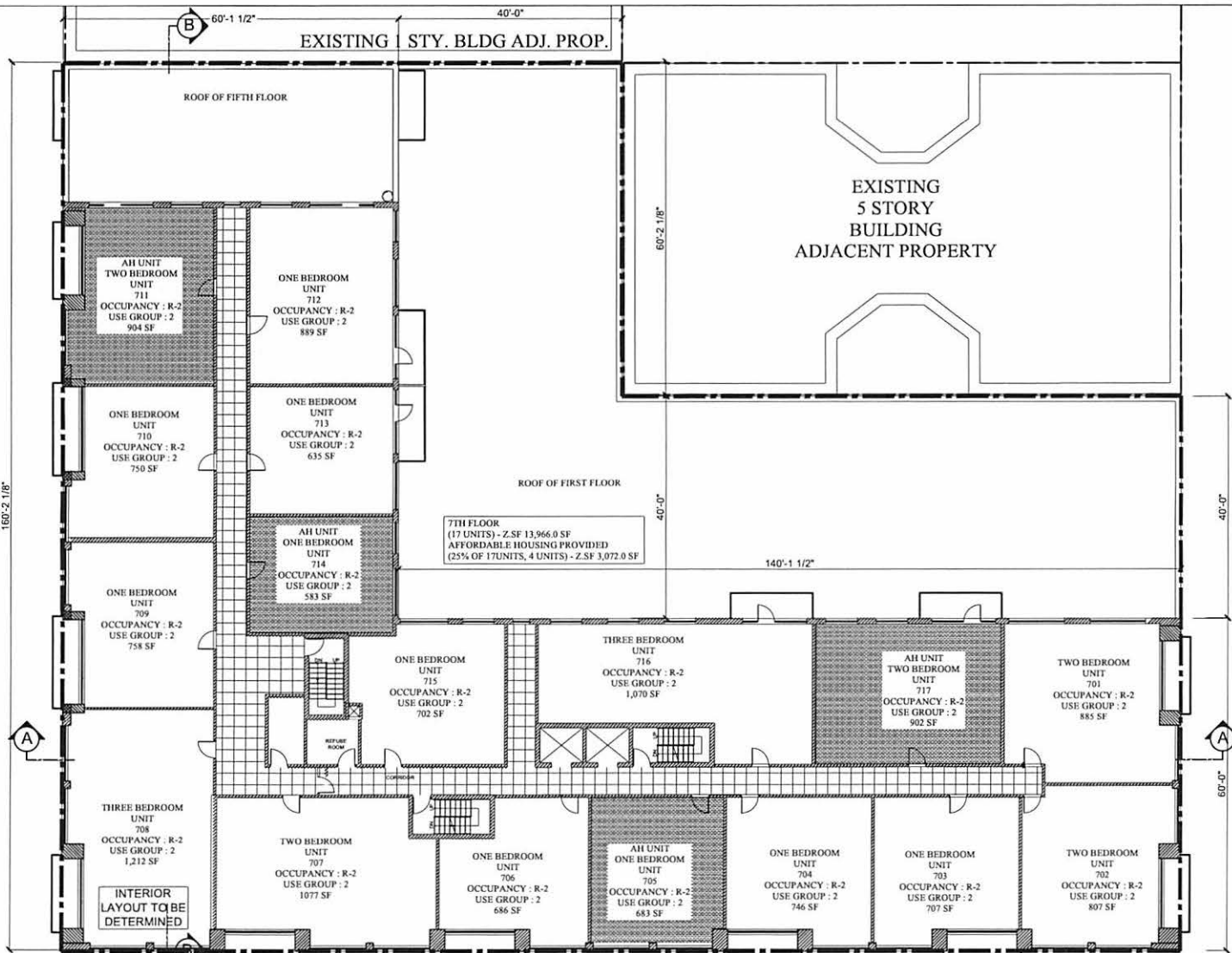
10-57 Jackson Avenue - Long Island City, New York - 11101

Tel: (718) 729-4100 - Fax: (718) 729-5707

**GKA**







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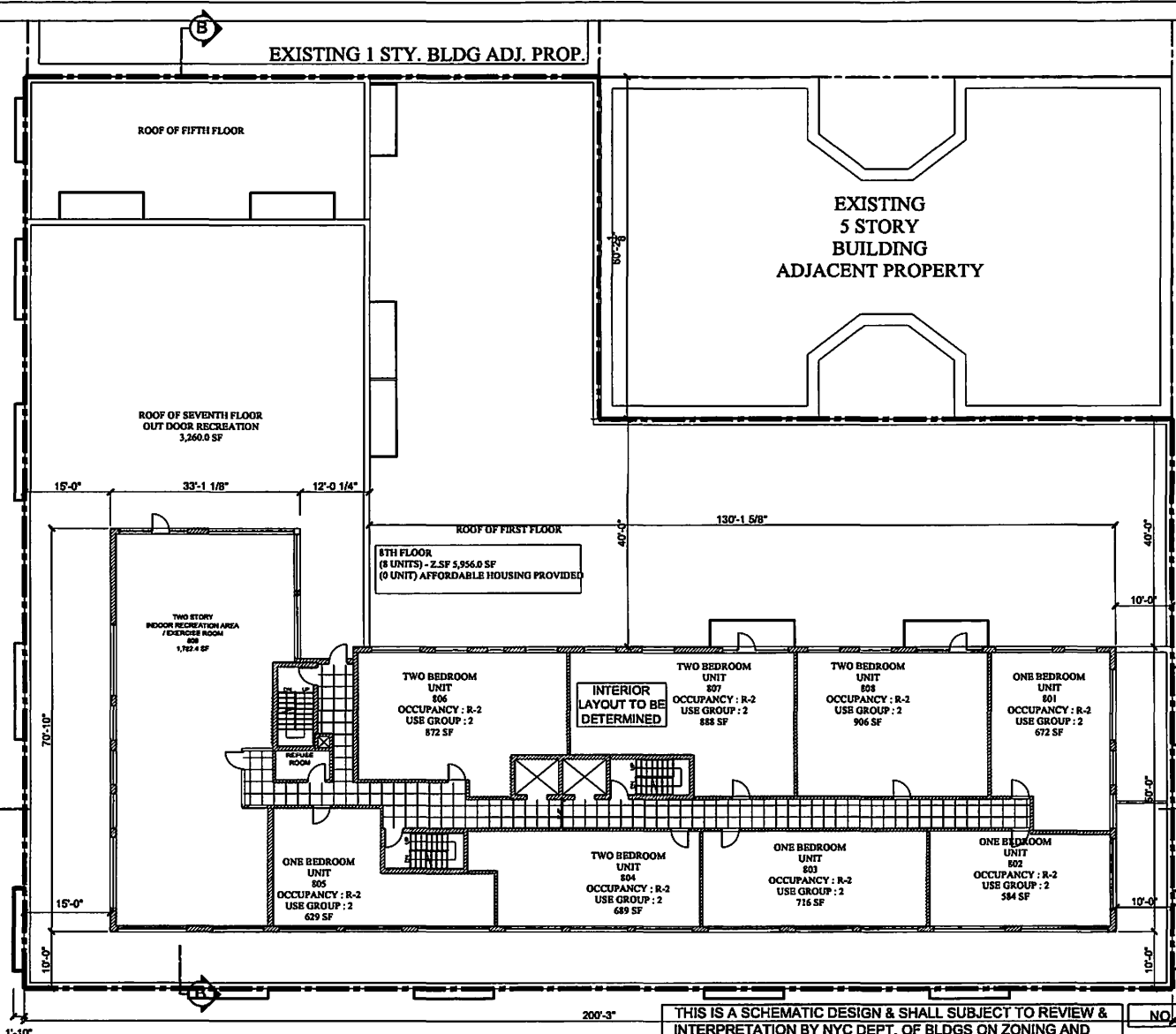
NO.	DATE	DESCRIPTION

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707

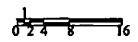
**PROJECT:**  
**Proposed 9 -Story Mixed use Building**  
**35-01 Vernon Blvd., Long Island City, 11101 New York**

**DRAWING:**  
**SEVENTH FL.**  
**SCALE: AS NOTED**  
**DRAWN BY: BOH**  
**DATE: 12/17/2021**

**SHEET No. PRO-013**



**EIGHTH FLOOR PLAN**



THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
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SHEET No:  
**PRO-014**

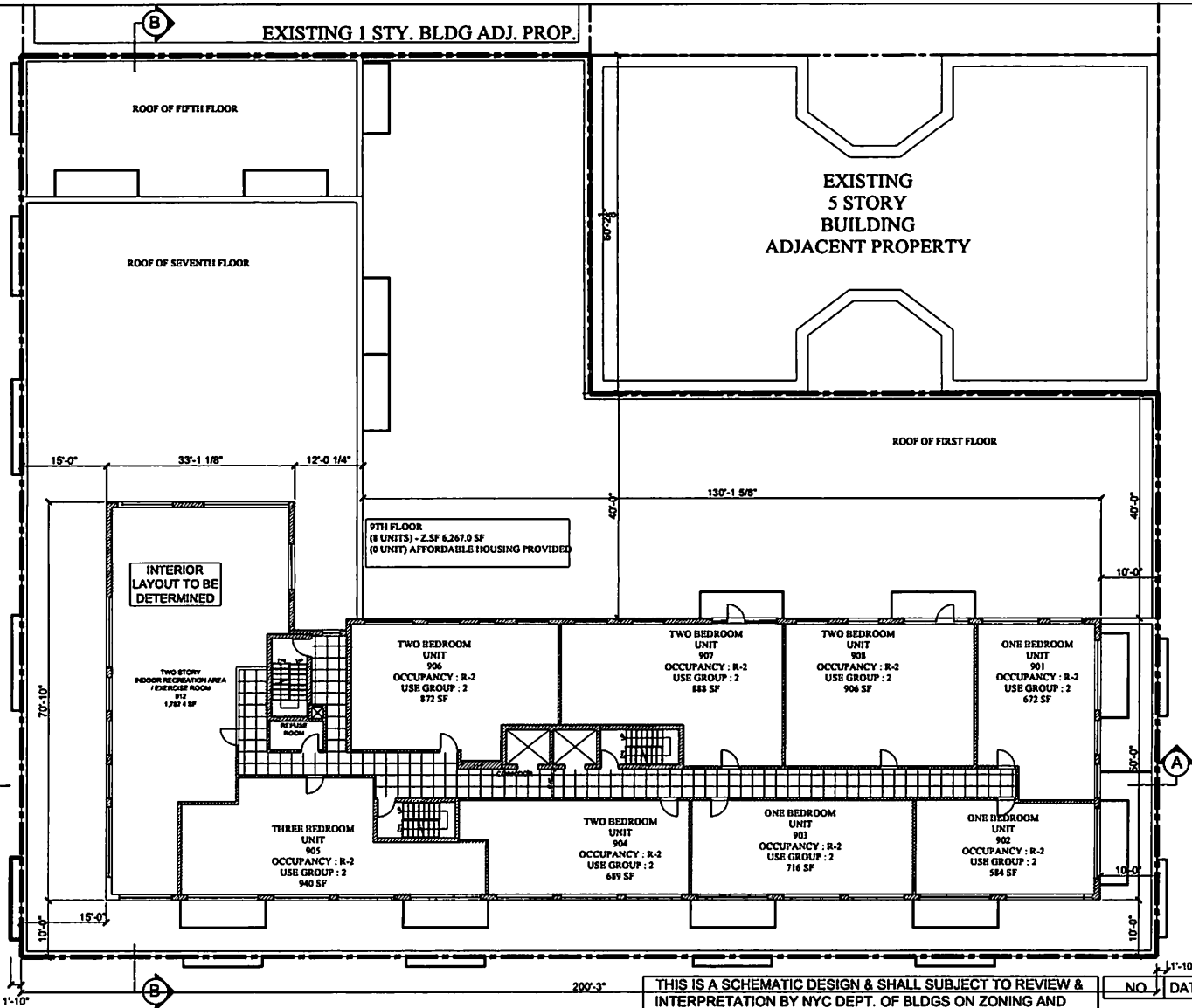
DRAWING:  
**EIGHTH FL.**  
SCALE: AS NOTED  
DRAWN BY: BOH  
DATE: 12/17/2021

PROJECT:  
**Proposed 9 -Story Mixed use Building**  
**35-01 Vernon Blvd., Long Island City, 11101 New York**

**GKA DESIGN GROUP, Inc.**  
16-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707







NINTH FLOOR PLAN

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
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DRAWING:  
NINTH FL.

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

PROJECT:  
**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707

10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707

10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 729-5707

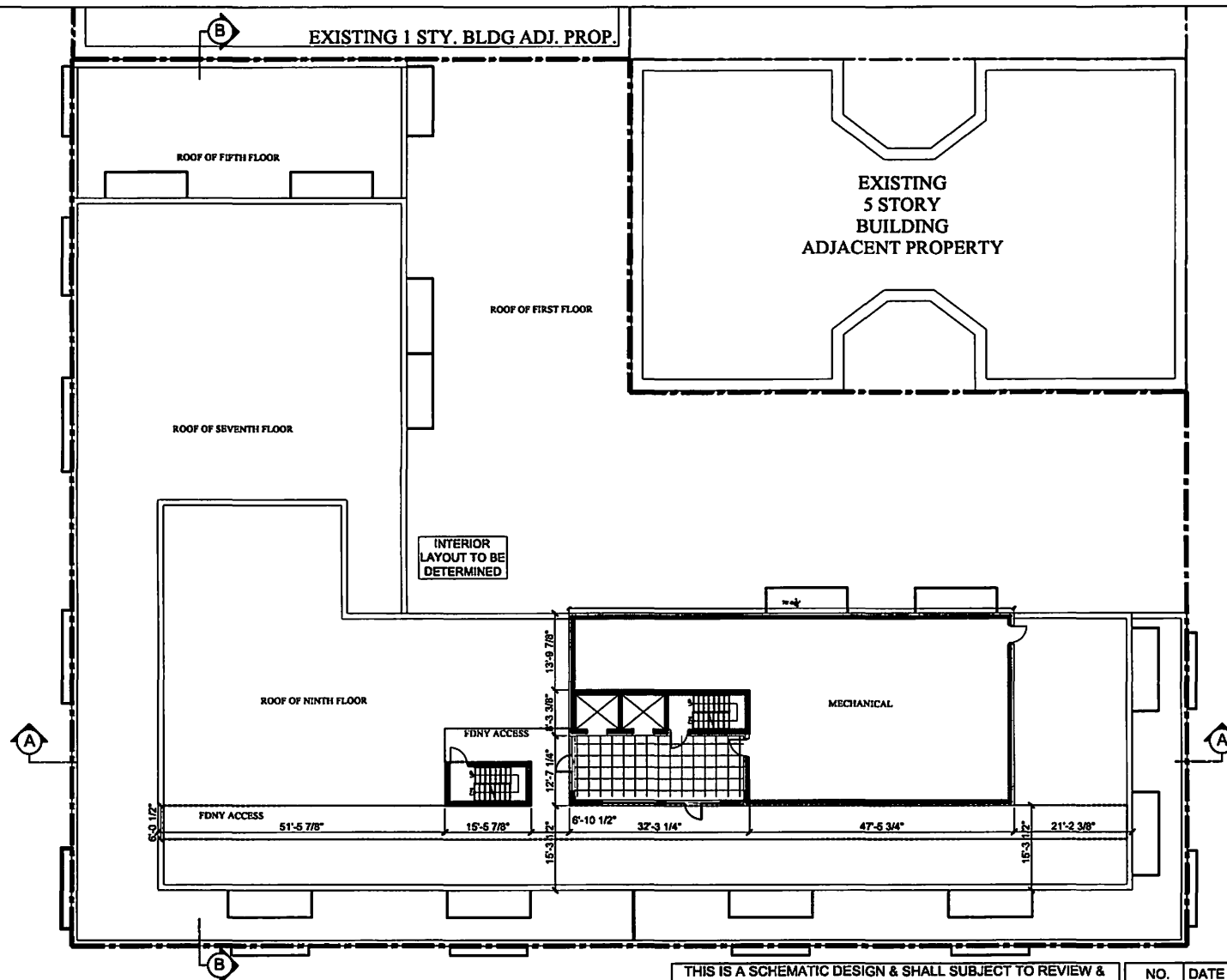
SHEET No:  
**PRO-015**

DRAWING:  
NINTH FL.

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021



1 BULKHEAD FLOOR PLAN

THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
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DRAWING: BULKHEAD

SCALE: AS NOTED

DRAWN BY: BOH

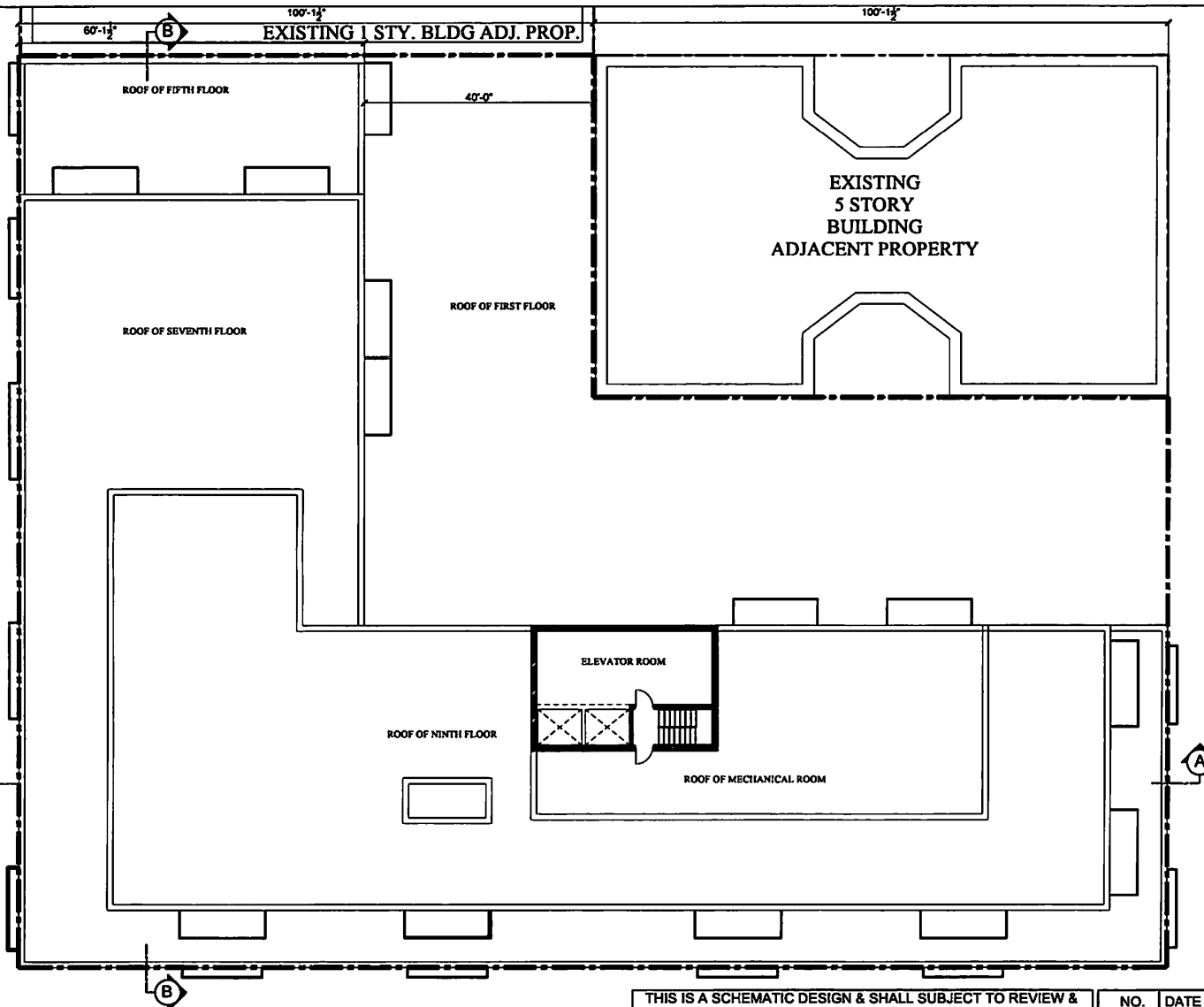
DATE: 12/17/2021

SHEET No: PRO-016

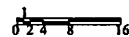
PROJECT: Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
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1 ROOF FLOOR PLAN



THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES; PLANS SHALL ALSO SUBJECT TO REVIEW & COMMENTS BY DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES.

NO.	DATE	DESCRIPTION
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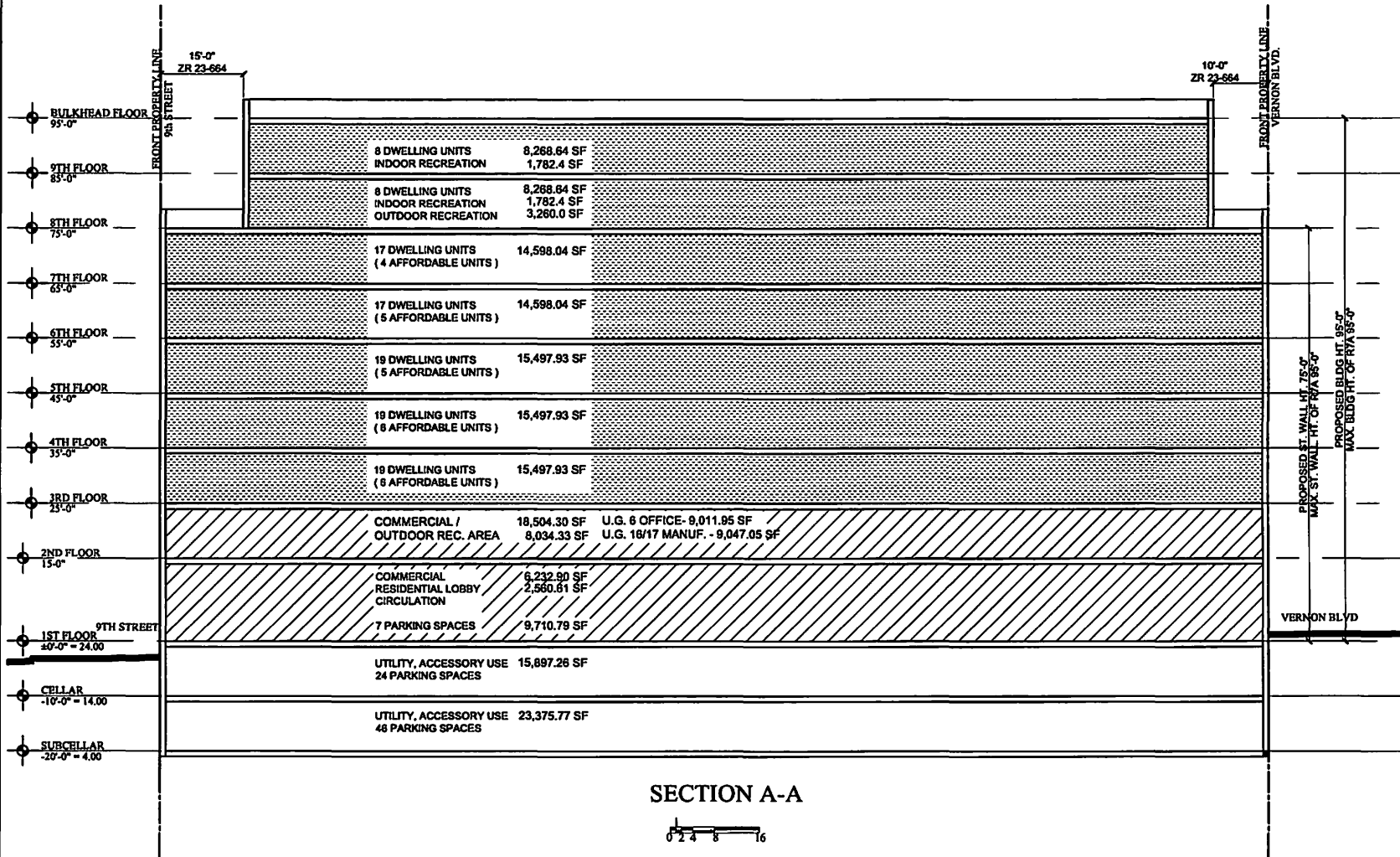
**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 725-5707

PROJECT:

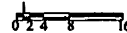
**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

DRAWING:	BULKHEAD
SCALE:	AS NOTED
DRAWN BY:	BOH
DATE:	12/17/2021

SHEET No: **PRO-017**



SECTION A-A



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NO.	DATE	DESCRIPTION
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DRAWING: SECTION

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

SHEET No.

**PRO-018**

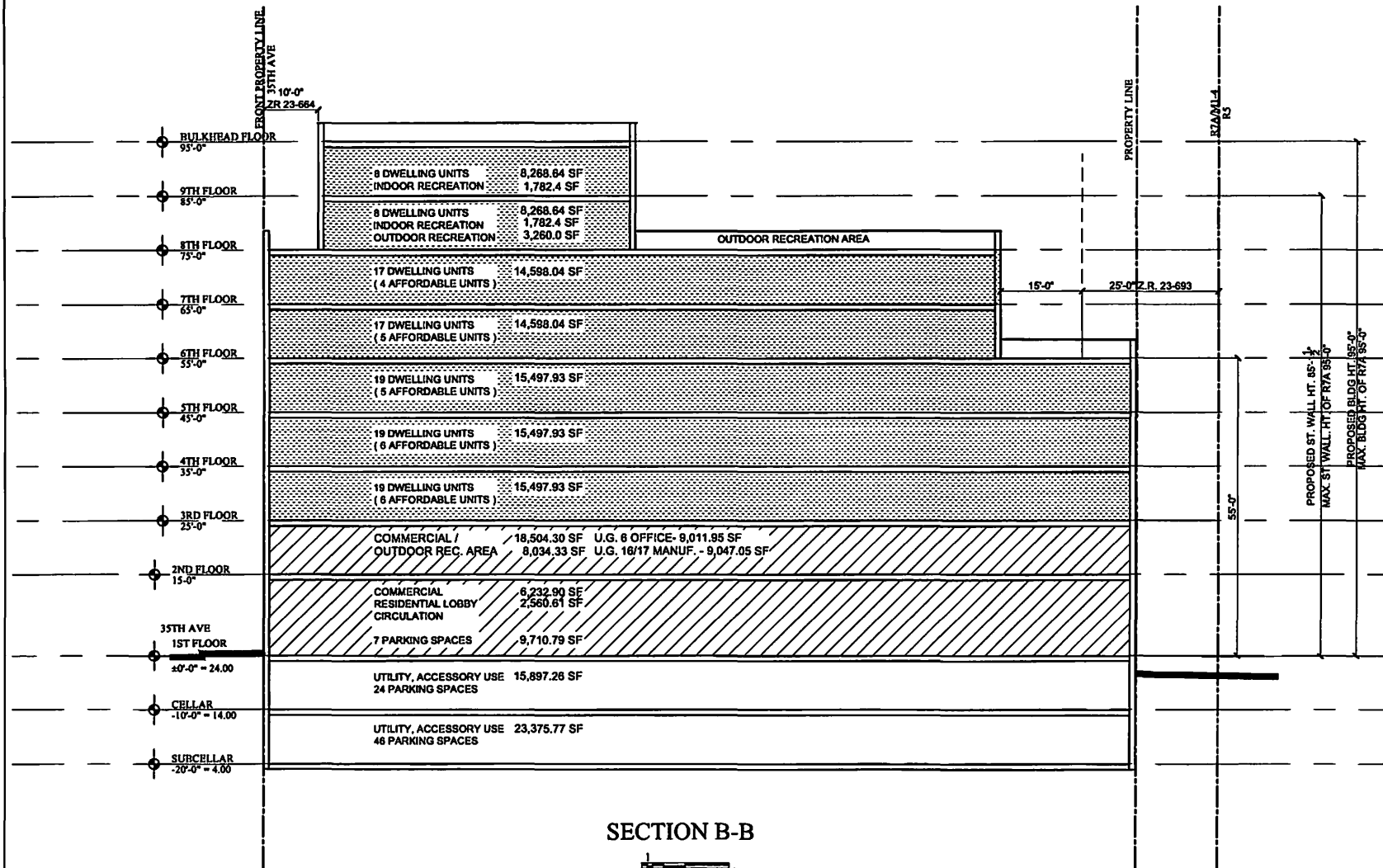
**Proposed 9 -Story Mixed use Building**

35-01 Vernon Blvd., Long Island City, 11101 New York

PROJECT:

**GKA DESIGN GROUP, Inc.**  
 10-57 Jackson Avenue - Long Island City,  
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NO.	DATE	DESCRIPTION
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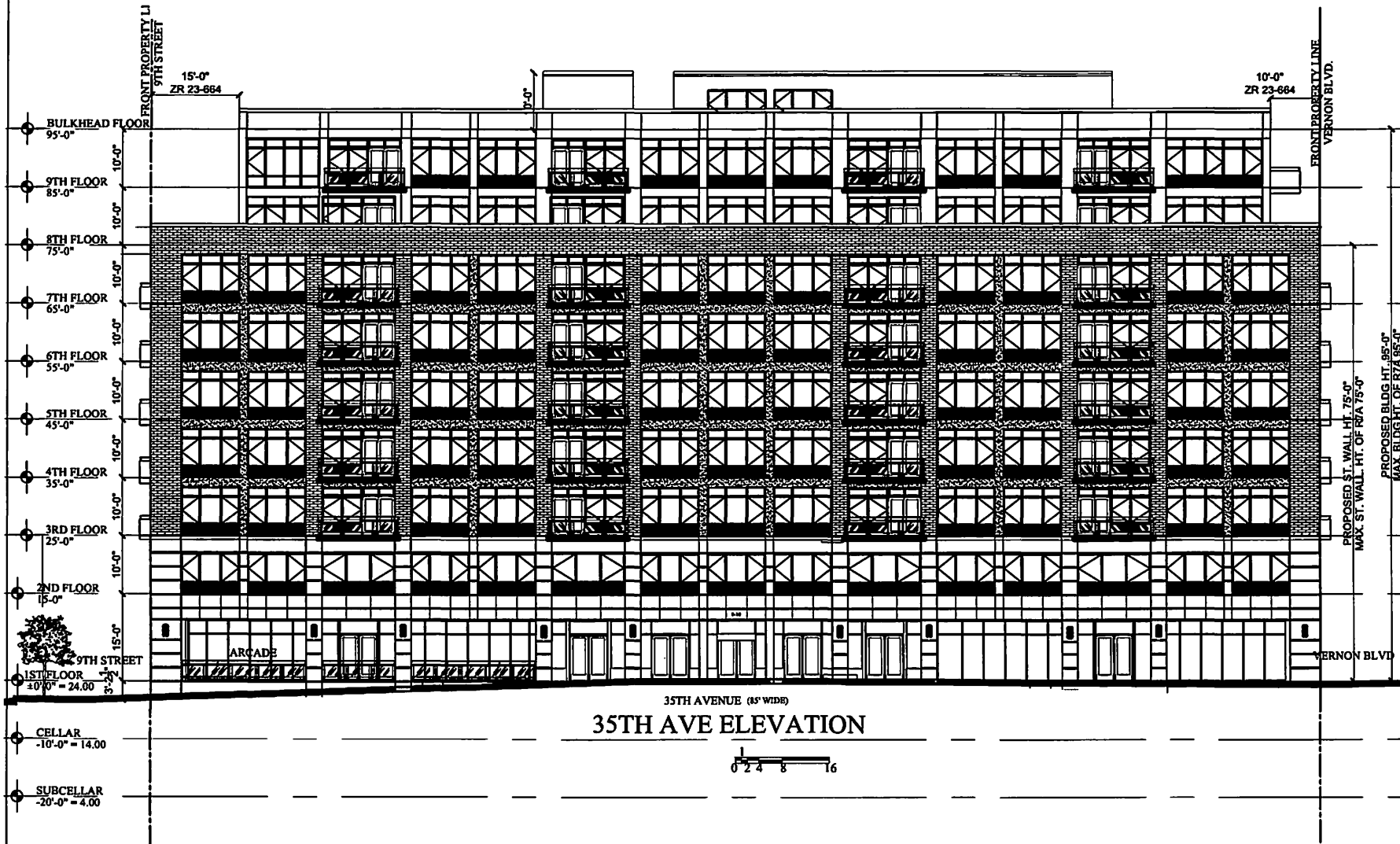
**PROJECT:** Proposed 9-Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

**DRAWING:** SECTION  
**SECTION**  
**SCALE:** AS NOTED  
**DRAWN BY:** ROH  
**DATE:** 12/17/2021

**SHEET No.:** PRO-019

**GKA DESIGN GROUP, Inc.**  
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**GKA**



35TH AVE ELEVATION

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NO.	DATE	DESCRIPTION
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DRAWING: ELEVATION

SCALE: AS NOTED

DRAWN BY: BOH

DATE: 12/17/2021

SHEET No:

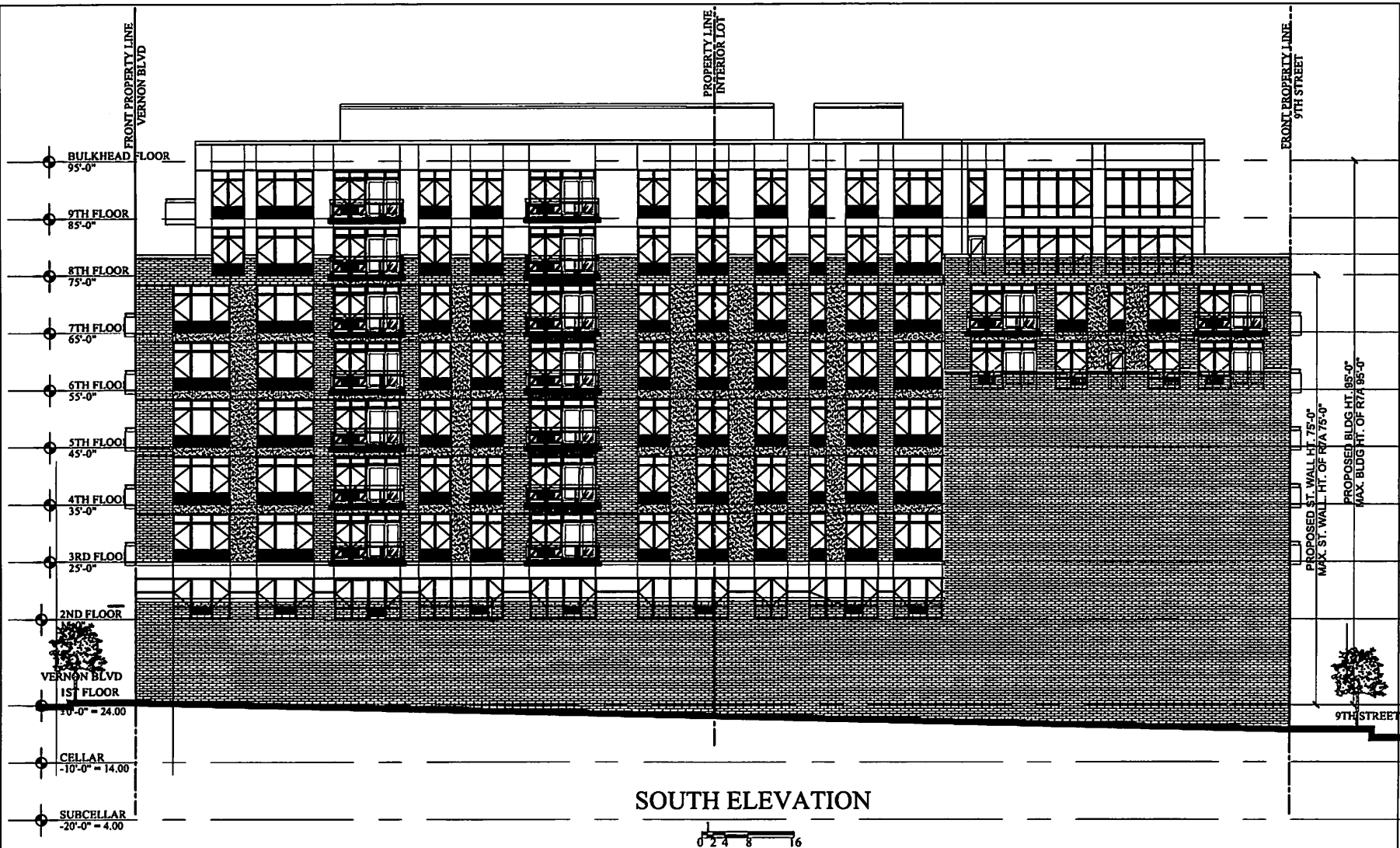
**PRO-020**

PROJECT:

**Proposed 9 -Story Mixed use Building**  
 35-01 Vernon Blvd., Long Island City, 11101 New York

GKA DESIGN GROUP, Inc.  
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SOUTH ELEVATION

0 2 4 8 16

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NO.	DATE	DESCRIPTION
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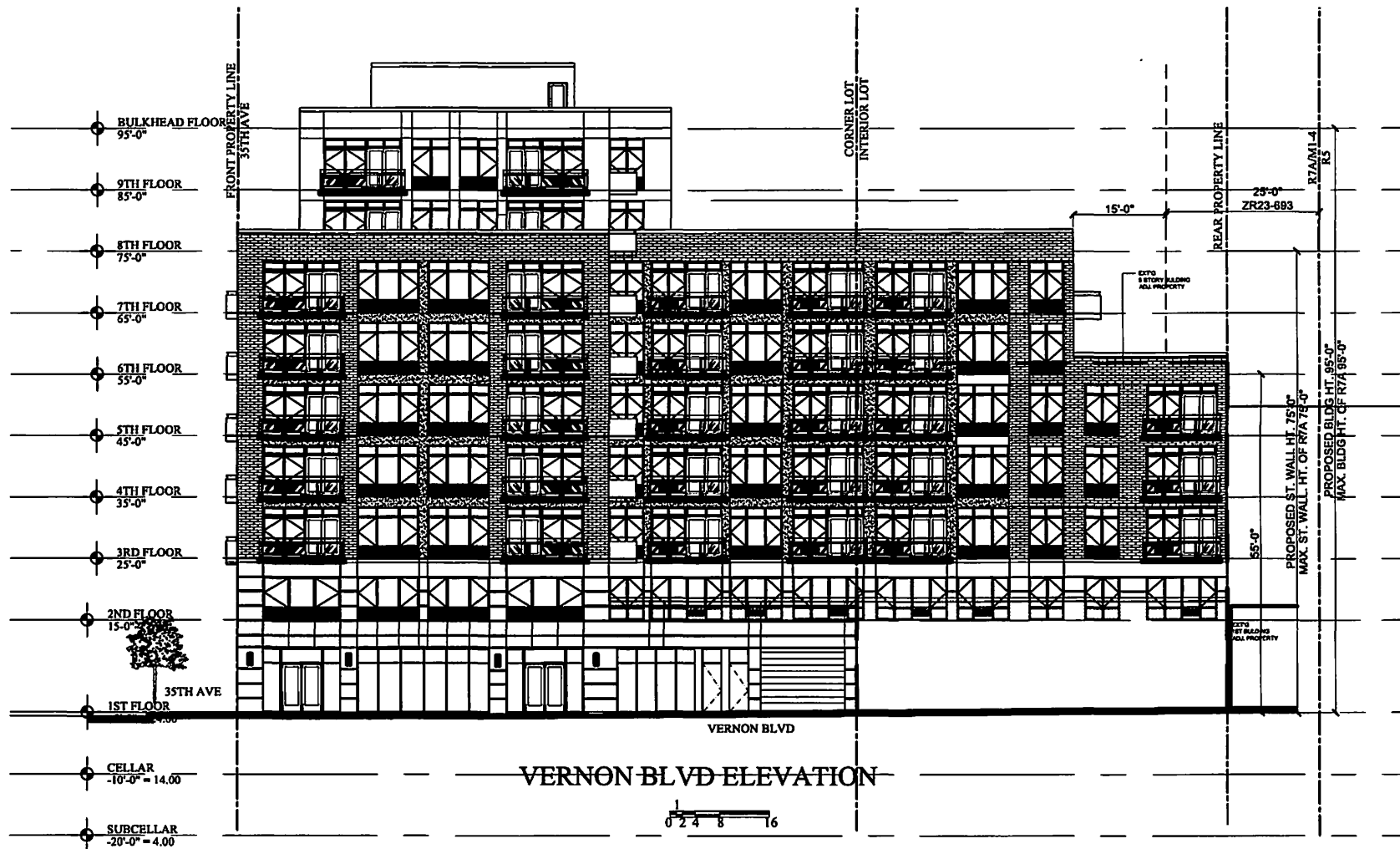
DRAWING:	ELEVATION
SCALE:	AS NOTED
DRAWN BY:	BOH
DATE:	12/17/2021

SHEET No:  
**PRO-021**

PROJECT:  
**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 729-4100 - Fax: (718) 725-5707





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NO.	DATE	DESCRIPTION

SHEET No:  
**PRO-022**

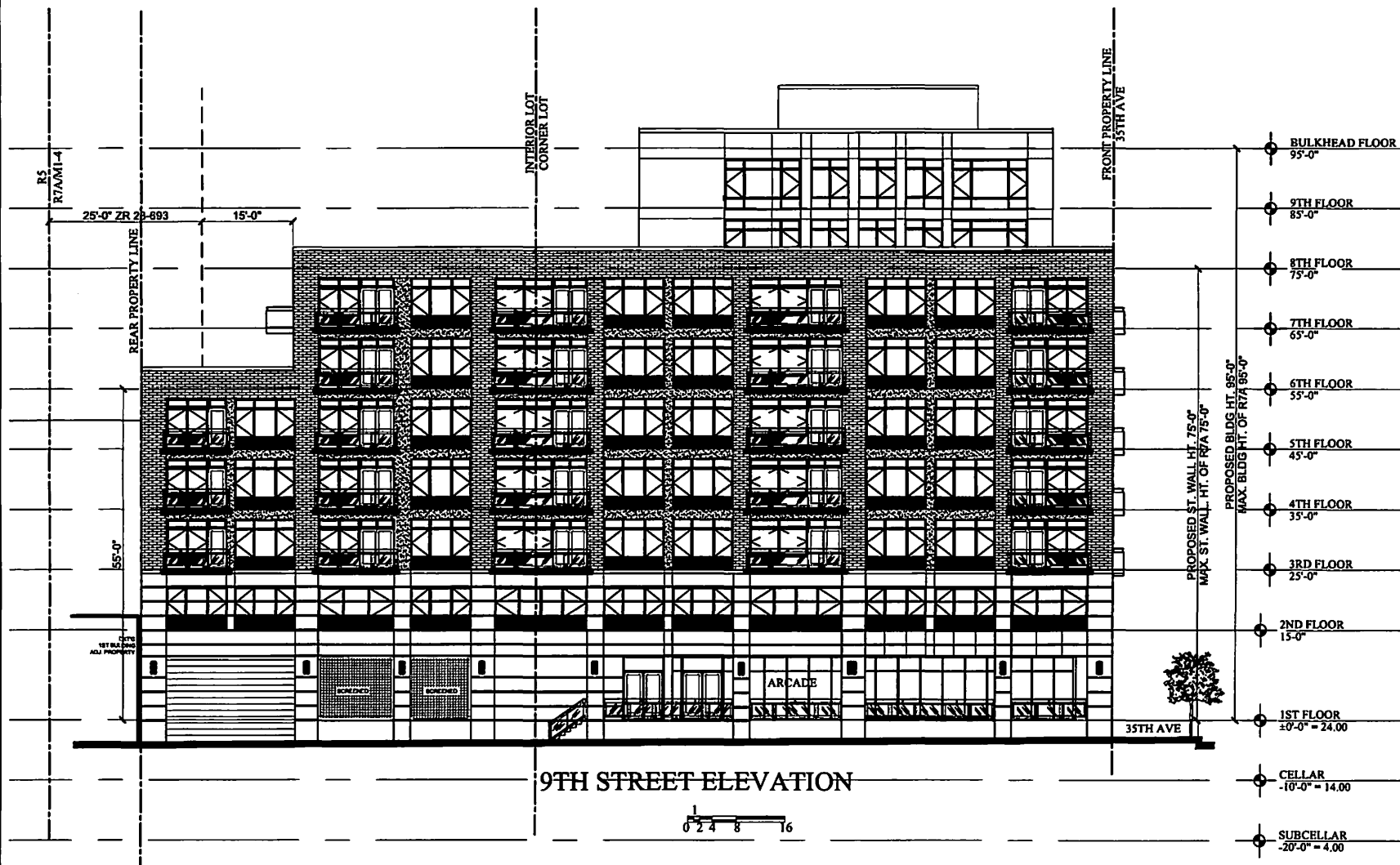
DRAWING:  
ELEVATION  
SCALE: AS NOTED  
DRAWN BY: BOH  
DATE: 12/17/2021

PROJECT:  
**Proposed 9 -Story Mixed use Building**  
35-01 Vernon Blvd., Long Island City, 11101 New York

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
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Tel: (718) 729-4100 - Fax: (718) 729-5707







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NO.	DATE	DESCRIPTION

**PROJECT:**  
Proposed 9 -Story Mixed use Building  
35-01 Vernon Blvd., Long Island City, 11101 New York

**DRAWING:**  
ELEVATION  
SCALE: AS NOTED  
DRAWN BY: BOH  
DATE: 12/17/2021

**SHEET No:**  
PRO-023

**GKA DESIGN GROUP, Inc.**  
10-57 Jackson Avenue - Long Island City,  
New York - 11101  
Tel: (718) 725-4100 - Fax: (718) 729-5707

**GKA**

# COMMUNITY SUPPORT

- Ms. Claudia Coger (President, Astoria Houses Tenant Association)
- Ms. Corrine Haynes (Queens Houses Tenant Association)
- Nakeah George (Advocate, Woodside Houses)
- Pastor Crowin Mason (Community Church of Astoria)
- Reverend Gilbert Pickett (Mount Horeb Baptist Church)