

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

**March 15, 2022**

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

Chair, Marie Torniali - Welcome to Community Board 1, it is my honor to introduce our Congresswoman Alexandria Ocasio-Cortez.

Congresswoman Alexandria Ocasio-Cortez - I am calling you from the House Floor and we are currently voting on important pieces of legislation, I wanted to be able to say hello and give you some updates. Last week was a very important for our community. After over a year of working and fighting, we are able to finally pass and secure many community projects for our district. I would give you some quick updates, be able to run through those and then, if anyone has any questions, be able to field whatever I can. In terms of Community Project Funding, we secured \$3 million for Elmhurst Hospital, particularly our OB/GYN unit, which was so heavily impacted at the onset of the pandemic. I do not know if anyone has been to Elmhurst over the last year or two, but it still had so many scars from those very early difficult days. We were able to secure \$3 million for an all-new OB/GYN unit, so that mothers can also have private time, their private rooms, that we will be able to build out there, as well as just a lot of other upgrades to the OB/GYN facility in the hospital. We have also secured \$2 million for our local housing organization, Chhaya CDC (Community Development Corporation) and they are going to be helping a lot of folks in our community with housing and counseling in order to access housing resources and they will also be expanding the languages in which that housing counseling will be available. The \$2 million is going to essentially be able to help them secure a permanent home in the Community. We have \$275,000 for Sunnyside Community Services, to train home health aides in the Community and also to provide after-school enrichment programs for at risk youth in Woodside. We have \$260,000 to restore our waterfront peers at College Point and about a quarter million (dollars) for the Queens Community House to hire counselors at our alternative high schools and help our students meet graduation requirements. We also got another \$100,000 for our local community health center, Plaza del Sol, to expand telehealth services and also \$60,000 for our Emerald Isle Immigration Center, so that they can also hire job counselors for the Community. We also have the Omnibus bill that was passed, which includes Ukraine aid and also continuing funding for agencies like the VA and the Department of Education. Since we have last spoken, there are new district lines. In terms of the Queens half of the district, we are losing some parts of Sunnyside we are picking up the rest of Astoria and we will also be picking up Whitestone and some areas of Malba, as part of our new upcoming Congressional District, which will be in effect next year. For electoral purposes, when you are voting this year, you are going to be voting for your new district, in your new district, but those districts will formally be enacted when the new Congress and when our new Assembly will be sworn in next January. There are a lot of other things to cover, but I will leave some room for you in case there are any questions. I would be more than happy to address them.

Chair, Marie Torniali – Thank you, do any board members have a question for the Congresswoman.

### **Q&A with Board Members:**

Diana Limongi - I just wanted to say thank you for supporting home care workers, they are among the lowest paid and I also wanted to just remind you about childcare workers and about childcare. I am doing a lot of advocacy this week in New York State, at the New York State level, but we are hoping that childcare investment will happen on the federal level.

Congresswoman Alexandria Ocasio-Cortez - Thank you. That is absolutely one of our priorities and actually reminded me, all of these projects that I just announced and talked about the funding, things like that, we started them last year. They just got passed last week. What that actually means is that we are going to be starting our next round right away, and thanks again for reminding me, because that is a really an important piece too, if you or if anyone on the Board, anyone that is just watching right now, if you are connected to an organization, if there are any other organizations or initiatives that the Board feels should be flagged for potential funding on a federal level, let us know. Najae is here on the call, she can collect any of that information and we are going to be actively looking for new community projects to fund for this coming year. That cycle's going to start up really soon and we want to make sure everyone can be as prepared as possible for it.

Diana Limongi - Thank you and also after school is really important. After school is needed for the school age kids, after five years old you are in kindergarten, all the way to like fifth and sixth grade those kids also need a place to go after school and parents are still at work so that as well.

Congresswoman Alexandria Ocasio-Cortez – Definitely, we have some after school here, but we can always fund more, we are more than happy to accept any proposals.

Kathleen Warnock - I am particularly interested in two things: one is going on with the Air Train, which now almost seems to be back to square one, where you come down on that and where you think the funding could best be used and secondly, the new Governor has proposed reviving an old dormant rail line to connect Queens and Brooklyn, have you examined that?

Congresswoman Alexandria Ocasio-Cortez - Yes, we have come out in support for the new rail line and in fact, we have actually advocated for it to not just connect Brooklyn and Queens, but our Congressional District also extends into the Bronx, we have actually advocated not just in support of that line, but also to have the Governor consider extending it to the Bronx. I am very supportive of the line with respect to the Air Train. We had a lot of issues with the existing proposal and I had actually flagged it for secondary review from the Department of Transportation that conducted that secondary review. They found that there were some issues with it. Community Board 2 also flagged a lot of issues with homeowners in the area, but I am very supportive of us finding alternatives. In fact, there were about 10 other viable alternatives, whether it was busways, whether it was extending the N line over. I think it is really important for us to expand public transit to LaGuardia, but the Air Train, having it go all the way out and all the way back in was not going to accomplish our goal of reducing traffic in the area, and we are currently supporting and asking for those alternatives, but I agree we are kind of in a holding pattern right now, but we can get more information and get you some more details for next month as well.

Chair, Marie Torniali - That would be wonderful. We need more information on that for sure, because I see there are about 12 different access points being discussed. Thank you.

Doreen Mohammed – We have a really big housing crisis in New York City, as I am sure you are very familiar with, and, there is a lot of problematic developer projects that do not actually meet the housing needs of the Community, particularly for working poor, working-class New Yorkers, especially for people of color, but not limited to immigrants, etc. What are your thoughts or policies or initiatives?

Congresswoman Alexandria Ocasio-Cortez – We are actually developing a Social Housing Policy, a proposal bill, we are hoping to drop in the coming months, because one of the issues that we are having is as a city, we have two concurrent issues, I do think that when we actually look at our housing supply, we do not have enough. We do have a housing supply issue, but we are not going to solve that by developing a lot more just free market rate apartments, and what we are trying to do is, we are looking into a proposal to have to develop and support public entities that can acquire currently distressed housing, and instead of having currently distressed housing being auctioned off to private equity groups. We recently had a hearing this past week, these huge massive Wall Street companies are now gobbling up about one in every seven homes in the United States, and if you are, just trying to start out, it is really hard. I am sure everyone has a friend or someone that they know that is trying to buy their own home, and it is insane. We have had housing prices go up, 8% since January, and we need to address the issue of both having enough housing stock, but also not letting it just go to the highest bidder. The way that it has been, we are examining and developing a proposal to develop a public entity to acquire distressed assets that are currently there and then have that handed over to essentially local land trusts, non-profits, etc., that will be able to either rent them out or sell them at reasonable prices. There is also a couple of other things that we can do, we are more than happy to connect with any housing organizations we currently have been looped in with some, but we are happy to preview. What we are looking at legislatively with some of our local grassroot organizations, this is something that I have looked at in the past, because I used to not buy this argument that we do not have enough housing, because if you actually look at the raw numbers, that is true, there are more homes than there are people that are experiencing homelessness. The problem that we have is density and geography, where some of those open areas, where some of that stock is in places where people do not really necessarily want to move to. We have to address that, but also last term, I believe Congresswoman Maloney passed in the House a bill to not allow anonymous buyers behind LLCs and that they actually have to register ownership. I think that can also help us put a dent in some of these issues as well. We are always more than happy to explore additional measures that we can carry and introduce as well.

Doreen Mohammed - On the question of the housing density question. I am a little skeptical of there are not actual units, and we also know these real estate folks, like there is no regulations and there really needs to be that kind of federal leadership, also in conjunction with how rent prices have been spiking across New York City and the United States.

Congresswoman Alexandria Ocasio-Cortez - I am in complete agreement that these vacant apartments that people are basically sitting on and for, I am just going to call it money laundering. If it is not, they may be able to legally be above board with some of it but a lot of these are foreign entities that are just trying to hide their money and they are parking on our housing stock because in New York it is so valuable. I agree with a lot of that and we do need to be able to return a lot of that and figure out whether it is through our tax laws, whether it is tax laws, zoning who are allowed, etc. and also prioritizing our laws to prioritize people who are trying to purchase a home to live in versus as just a pure investment vehicle because what is happening right now, if you go to buy a house, a family has to bid against Blackstone in order to purchase a home.

Doreen Mohammed - People are being pushed out of Astoria in droves. They cannot afford to buy in Astoria, they are being forced to move out of the area and mostly out of the five boroughs which that is something I personally have seen there is a lot of illegal Airbnb's that remain and also some rent stabilized apartments are being left vacant, so landlords can convert to co-ops.

Congresswoman Alexandria Ocasio-Cortez – I am in complete agreement, I am in this boat myself, I am a renter and I am actually, this might be too much, but I am letting you all know because we were waiting on redistricting, I am still in a month-to-month lease and then thinking about trying to find a place to rent in the District. It is out of control and I mean I am a Member of Congress for this District and I do not even know how realistic it is for me to even purchase a home in the District that I am elected to represent. One of the things that we need to really focus on is rewriting our rules so that the people who are actually trying to buy a home to live in come first and do not have to compete against these massive private equity groups or investors, etc. It has really gotten to the point of complete lack of affordability. Now there are going to be things that we are going to do on the federal level. There are going to be things we are going to have to do on the state level. The Good Cause Eviction Bill is up there as well, but there is also going to be a lot that we are going to have to do as a city as well. The City of Toronto has implemented vacancy taxes, because this is not just something for residents, but small businesses as well. A lot of small businesses are getting run out because landlords are just trying to hike it up super high and after the last two years we have had with the Pandemic, that is not something that we should have to be worrying about right now.

Dominic Stiller - I am a strong proponent of this recent awareness converting single-family zones to optional two-family houses. I have done the math with some of the representatives from DOB. This would bring 90,000 new potential apartments to not the big developers you just mentioned, not the Blackstone's, but to homeowners. They would be able to take a big house if they wanted to and put a second apartment. I know that there are these experiments in East New York called basement apartments. I think there is no reason houses should not be first and second floors or, however, it works architecturally. What do you think about that? And what can we do in New York State to bring these 90,000 units to where we need them? Thank you.

Congresswoman Alexandria Ocasio-Cortez - An excellent question. I think eliminating single family zoning is very important to making sure that we can have more housing stock and keeping it in the hands of everyday people, we have been supportive of that. The single-family zoning tends to be a more local issue, but one of the things that we have been doing is supporting our colleagues on the City and State level who are supportive of transferring that. Also, the big thing with this is City Council. There has historically been a council rule of deference, and if a community does not want to add any more housing that Council Member will vote against the rezoning but then this whole tradition of deference means the rest of the Council will vote the way that one member would vote, it is contributing to a constriction of our housing stock, and it makes a lot of this stuff really tough. I am very supportive, and we have also been able to start putting in a language on the Federal level. We cannot mandate anything, but we can advance language that is supportive of it, so that people can take a hint from what the sense of Congress is on certain issues with this, it could dramatically increase the housing stock. There are some communities in Long Island that just built 149 new affordable units after 40 years of people trying to make that happen, and we should not have to wait 40 years to add to our housing stock. I see mentioned in the Chat is the issues with AMI's, which is a huge issue for people who do not know Area Median Income (AMI), which is what determines affordable housing. We see these affordable housing developments go up, and then you see the ads on the Subway that says, if you make \$150,000 you qualify for affordable housing. Well, how does that happen? It is pegged to what is called the Area Median Income and in New York City that radius for what your Median Income is goes all the way out to Westchester. What is determined as the Median Income it is almost like an average that is affected because it includes neighborhoods with really high income people, even though you are actually trying to determine what is affordable for Queens and I believe Congresswoman Yvette Clark has introduced some legislation surrounding AMI's. I can check in with her to see what that is looking like, but that is another issue that I just saw put in there. I wanted to speak to it as well.

Evie Hantzopoulos - I do not want to beat a dead horse so to speak, but I mean we have it here in Community Board 1 every rezoning has passed and MIH was actually implemented. Not one affordable unit has actually been built as part of that every project. It is about the speculation, and I just want to address the fact that nothing has been preventing these developers from building the housing in terms of zoning they have gotten all the zoning changes that they want, even sometimes when the Community Board has voted against it. It has been passed in the City Council, I think we cannot ignore the fact that real estate

speculation plays a big role and we have not seen any MIH units being built as a result of the zoning change that happened here, I agree with Dom about ADUs (Accessory Dwelling Units). I think they are a great way to increase the supply of housing. I am also part of the Western Queens Community Land Trust and how does that fit into your plan and really in terms of funding right, because you need to acquire property and for us, as grassroots groups it is very difficult, and I am just wondering whether funding for that is part of the plan, not just buying up distressed properties, but even other properties as well, that might be developed for luxury housing. Instead, trying to find ways to build actually affordable housing.

Congresswoman Alexandria Ocasio-Cortez - Well first of all, thank you for making the point. When we talk about zoning, it is not just about being supportive of all rezonings as just like a blanket principle, but it is about really taking a look at where it is appropriate, and this is why one of the reasons why we had zoomed in a little bit on single family housing specifically but I agree because you can change the zoning. You can add thousands of apartments to the stock if it is all in the hands of a few, and if it is with the intent of speculation, we are not going to get the result that we need. While I do think that some rezoning is going to be important to add to the stock, it is adding to what stock and, if we are not adding to our affordable housing, then that is a failure. We have to be able to do that. That is going to require stitching together city and also the work that you all do here on the Community Board, everything from the Community Board to the City, to the State and the Federal level when it comes to the Land Trust. I mean it is really exciting work, and we will pass along to you, as we had mentioned, what we are previewing in terms of a bill but as I had mentioned earlier, when we talk about social housing and having basically public dollars, reacquire distressed housing then exclusively hand that inventory off to Land Trusts and Land Trusts are explicitly named as one of the eligible entities. That is one of the ways that we can keep our housing stock in the hands of communities without it just getting auctioned off to whatever anonymous LLC is trying to buy it all cash like way above asking. I am happy to pass along some of the proposals that we have. We can pass along to the entire Board if they would like to take a look and more than happy to receive feedback on that. As we know, housing is extremely multifaceted issue, and any one solution is, by definition, going to be too narrow, but we just want to take as many bites out of this apple as we can and in an order that it is not going to allow the big moneyed interest to get ahead, which is why, for example, we looked at one of the first things that we wanted to do. It was not going to be a Federal focus on just a blanket, encouragement of rezoning, but the thing that we want to build first is social housing proposals, so that once that inventory is there, we will be able to hand it off to stewards of the Community that can continue to keep it affordable and, as I mentioned, that includes Land Trust Cooperatives, nonprofit, affordable housing, etc. so we will definitely hand whatever. We will hand it off to you all and we are more than happy to receive any input before we drop the bill. Thank you.

Chair, Marie Torniali - Thank you Congresswoman for being here and taking the time and for all the wonderful work you are doing in Washington.

George Alexiou - Yes, we have a problem over here in Queens, Jackson Heights and actually all-around Queens. There are about 100,000 homes, what we call a two-family house with a working apartment. These apartments in reality are all illegal. Why we do not make it legal in order to change something like with zoning, whatever we call it. I am screaming for years, I am President of the Greek American Homeowners Association and people, in order to convert to make a legal, three-family house, they have to spend \$60-70,000. I have talked to many politicians; it goes in one ear and out of the other. Do you have any answer on that?

Congresswoman Alexandria Ocasio-Cortez - Yes, thank you. As was mentioned earlier, people may have different opinions on basement dwellings. I personally am supportive of them. I know there may be some disagreement, happy to engage in debate about it. I believe that we should convert them into legal apartments. The reason that they currently cost so much is because, as we saw with the tragedies in our community last September with Hurricane Ida, there needs to be a lot of investments and security on safety, because people can get flooded and we had 12 members of our Community pass away during the storm and almost all of them were basement dwellings. If we want to make them legal, which I am supportive of, this is something we have to address. I believe largely on the City level. The City needs to address how they are going to do it, whether we help folks out with some of those conversion costs, whether we can help you write it off, whether we can figure out a city fund. I am willing to figure out our solutions to that, but just on the City level, what we need is the primary place where we need to address. That is where you are going to get your yes or no on this, that is where you are going to get like the money or the not money, etc. on this. It is on the City level, our City Council Member, our Mayor, our Public Advocate, has talked about this and we are happy to be supportive wherever we can, because I do think that making the stock, making it legal and safe is the goal for a lot of people, because a lot as is mentioned here, is that basement dwellings, a lot of our immigrant families, a lot of our working-class families rely on it in order to afford it. I think that they should be legal, but we also want to make sure that they are safe and how we can help people make them safe. I think, there is a lot of ways that we can skin that cat, but I am supportive of getting it done, because, at the end of the day, basement dwellings are going to exist, whether people want to call them legal or illegal or whatever people are going to be living in basements. How do we protect them? That is our number one, that is my number one concern.

Chair, Marie Torniali - Thank you. George, I believe they are working on that, on the City level, as we speak. Again, thank you, Congresswoman for taking all this time to answer our questions and all the wonderful work you are doing.

Congresswoman Alexandria Ocasio-Cortez - Thank you. Hopefully, next time we will be in person.

Chair, Marie Torniali - Yes, hopefully. Thank you, again.

Assembly Member Zohran Mamdani - Hello everyone. I wanted to very briefly give you a bit of updates as to what is going on with regards to my work in my office. We are in the midst of negotiating our budget for the next fiscal year, and I have just gotten back from Albany. The budget is due on April 1st and for these next few weeks, it is going to be a back and forth between the Assembly, the Senate and the Governor as to what the budget should be. One of the critical issues for me and for our district that I am fighting for in these next few weeks is funding for CUNY. Some of you may have heard the slogan of A New Deal for CUNY. That has been one of my priorities over these past few months. We have more than 10,000 CUNY alumni in our District, in the 36<sup>th</sup> District over 6,000, current CUNY students, many faculty and staff, and what we are seeing in our institution, which should be the crown jewel of the City's education system, is that it has been systematically underfunded over many years. We have heard from so many constituents as to how this underfunding has impacted them, whether it is that they have an academic advisor who has more than a thousand students in their caseload or they are in a classroom that is literally crumbling or they are an adjunct Professor and they are finding classes being cancelled at the last minute and they are being forced to live out of their car because they cannot pay for rent. This fight is going to be going on for the next few weeks as we finalize this budget, and there is a substantive difference between what the Governor's vision is for CUNY and what the Assembly's is, and the Senate, namely that the Governor's vision has funding at a little bit less than 150 million for CUNY. The Assembly has funding at 460 million, and the Senate has funding at 500 million, and in these next few weeks of negotiations, each one of your voices would be much appreciated in letting the Governor know that CUNY needs to be funded as to its needs, as opposed to what the Governor says is currently possible. In that view, there is a March happening in Albany on March 23<sup>rd</sup> and I just wanted to put this information into the Chat. If anyone is interested in coming up to Albany, I would love to see you there. It is called Red for Higher Ed and it is being organized by the Professional Staff Congress, which is the union that represents faculty and staff at

CUNY. The other major point that I just wanted to make today is that many people have seen massive increases in their Con Ed bills. It is something that is pushing a lot of people to the brink of being unable to afford living in our neighborhood and right now, you may not believe it, but it happens to be the case that Con Ed is actually petitioning the State to further increase electric bills by 11.2% and gas bills by 18.2%, that would equate to about \$20.90 more per month for electricity, \$37.88 more for per month for gas for the average Con Ed customer. This rate increase, if approved, would go into effect next year unless we stop it and in case it is not made clear by my comments, I am very much in opposition to Con Ed's proposal, and we have a couple of avenues to make our voices heard, I wanted to share them in this forum. There are a series of Public Hearings that are happening this month, virtually at 1 pm and 5 pm on the 22<sup>nd</sup>, 29<sup>th</sup> and the 31<sup>st</sup> of this month. These public hearings will help determine the outcome of the case. I will be speaking at one of them in opposition to Con Ed's proposal. I would love to see each and every one of you there to do the same, and our office will be giving more information on Con Ed's proposal how to sign up for the Hearing and how to prepare to make your voice heard. Yes, Isadora, at the end of my comments, I am going put in a couple of things in the Chat to follow up on what I have introduced to everyone and then, additionally, if there is ever any issue or concern that you are facing in your day-to-day life that you would like us to know about or you would like our help in assisting, please give our office a call at: 718-545-3889, or you can email us at: [ad36@nyassembly.gov](mailto:ad36@nyassembly.gov), I am going to put all of that information into the Chat. It is a pleasure and an honor to be here and I do hope that you are all having a lovely evening.

Chair, Marie Torniali - Thank you Assemblymember for being here. About the Con Edison hike, I do not know one person who has not been affected by the hikes, so Con Ed is becoming like a mortgage. I suggest all of us attend these hearings. Thank you for sharing that. Before I go to the Public Hearing item, I just want to note that Clean Path New York will not be here tonight. They will come back when they have the actual map that they will be using in Astoria, thank you. The only hearing item now is C 210234 ZMQ and N 210235 ZRQ, 11<sup>th</sup> Street and 34<sup>th</sup> Avenue Rezoning.

Gerry Caliendo - Good evening Madam Chair, I just want to disclose that I am the Architect representing the owner, Architect of Record.

#### **PUBLIC HEARING ITEM:**

##### **New York City Department of City Planning**

##### **C 210234 ZMQ and N 210235 ZRQ 11th Street & 34th Avenue Rezoning**

Applications submitted by JPP 33rd Street LLC and Lily & John Realty Inc. (joint-applicants) pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a to:

1) Rezone from R5 to an M1-5 / R6A district and establish a Special Mixed-Use District (MX-23) property bounded by 33<sup>rd</sup> Road, 12th Street, 34th Avenue, and 11th Street, and

2) Amend Appendix F of the Zoning Resolution to establish the project area as an MIH Program Option 1 and Option 2.

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 14, 2022, and subject to the conditions of CEQR Declaration E-661.

Presentation by Frank St. Jacques, Akerman LLP – Mr. St. Jacques stated, they are the Land Use Council for this rezoning project. He said that the consultants are listed, and several members of the project team were on the Zoom and available for questions as needed. **(Presentation Attached)**

Chair, Marie Torniali - Thank you, Mr. St. Jacques. First, I will ask Elizabeth and Jeff as Co-Chair and Vice Chair of that Committee, whether their questions have been answered or requests have been answered from the last meeting.

#### **Q & A with the Board Members/Constituents:**

Elizabeth Erion - Thank you, Madam Chair. I was just going over the list that we had sent the applicant and there are a couple of things that had not been addressed. The projected programs for the artist studios costs, you talked a little bit about the lower tier actually, what you described was that more of an intern program that you are talking about for these students or these artists will be emerging artists will be coming and there would be a turnover and at no cost to them, but is there any plan in the future to have studios leased to artists from the neighborhood. There was a little bit of confusion between what was presented last week and tonight.

Frank St. Jacques – Apologies, I think some of this is starting to crystallize a little bit more and in the minds of the applicant. It is still conceptual at this point, but the idea is to have a program that is essentially intended to promote emerging artists and emerging artists from Queens, if possible. The owner of the northern site hosts young artists currently in a building that Andromeda operates out of now. The idea is to expand that concept and that idea by bringing in new artists to essentially have a subsidized place to work, produce their art and hopefully, find success in the art world. Through having a reliable and place to work at no cost again, early conceptual stages that this would be an application program to the non-profit, art studio operator, with a rotating, probably I think they talked about a year or two year, residency program to bring artists in, give them an opportunity to work for a period of time, get a foothold in the art world and then bring in a new crop of artists again. It is not set in stone, and this is a new thing for that owner. We would be happy to take some comments and suggestions on that part.

Elizabeth Erion - Were you able to explore other options with respect to lowering the cost of the rentals for the MIH?

Frank St. Jacques – We are happy to talk to HPD. We tried to get someone between last week and today and were not able to do so. Our understanding is that it might be difficult to use two programs deep affordability, for example as well as one of the other options, but that is something we are happy to explore. We just need to confirm the viability of that with HPD will note that the deep affordability program requires 20% of the residential floor area at an average of 40% AMI that would result in about 66 permanently income restricted units versus the 82 that are proposed. I will note that the application, as proposed under a MIH Option 1 provides 27 units now being provided at 40% AMI but again and just to be clear, we are happy to have that conversation with HPD. What if application was modified by the City Council to add the deep affordability option? Obviously, we could confirm that works with HPD.

Chair, Marie Torniali - Thank you. Any other questions.

Elizabeth Erion - Are these units distributed throughout the two buildings?

Frank St. Jacques - Yes, absolutely it is two separate buildings, the MIH units, there is very specific requirements, I sent over the zoning resolution requirements, but we looked at it a little bit more closely. They will essentially be MIH units on every floor, because they are relatively small.

Elizabeth Erion - The other issue had to do with the projected jobs, give us the numbers of the jobs that are being relocated and being generated by both buildings.

Frank St. Jacques – I will start with the generated portion and I just to confirm, did you receive the information I sent over on Monday?

Elizabeth Erion - That information is only sent to the Land Use Committee. We are not sure we need to share it with the general public.

Frank St. Jacques - Our estimate and this is for both buildings with the environmental assessment statement we used 96 off that the project by both sites would generate 96 office employees, 72 retail employees, 163 trade school employees, 16 art studio employees, 30 community facility employees and 2 food distributor employees.

Elizabeth Erion - These are new jobs?

Frank St. Jacques – That is correct.

Elizabeth Erion - If someone can add that up, that would be great. (379) Let us see the space, I am just looking at the list that we sent you to make sure that everything you went over the green energy, the energy conservation control, construction timetable for both (buildings).

Frank St. Jacques - Again, the environmental assessment statement estimated about a 27 and a half months construction timeline for simultaneous construction of the two proposed buildings and that is in line with the applicant's plans for this applicant plural their plans for the sites.

Elizabeth Erion - What kind of a commitment do we have on that?

Frank St. Jacques - A willingness to get shovels in the ground as quickly as possible. I can only tell you what they are telling me and the rezoning process is just at the beginning, but at the conclusion of the process, their goal is to immediately go to the department of buildings with plans, and hopefully have financing lined up to build.

Elizabeth Erion - I just wanted one more thing to say: the office received, an email from a resident of Astoria stating that she was not opposed to the project but disagreed or was upset about the fact that even the subsidized rents that are being proposed, the affordable rents are way beyond what she and other residents in the area would be able to afford. This is a recurring issue that we have and also the fact that it is only the minimum amount 25% of the residential floor area is being allocated toward MIH that is the regulation but it does not sit well with the resident and with most people with respect to the way the program is.

Chair, Marie Torniali - Any board members have a question?

Diana Limongi - I just want to reiterate what I believe Elizabeth Erion just said about the letter she got from a resident. Indeed, I find the amount the rents listed just too high and also I know it's a bigger issue about the number of units available, but again I think it needs to be reiterated and just brought to the attention that it is not enough and the rents are too high.

Doreen Mohammed - The union jobs that this would bring those people would not be able to afford, based on these rent percents and doing the bare minimum of 25% MIH. We need developments that have deeply affordable housing with 75% or up to especially make up for all the rent hikes and terrible things occurring across the city.

Antonella Di Saverio - The carbon footprint that is produced by this, the scale of this building has already exceeded whatever carbon that you said. That was mitigated with all the enhancements that is number one. Number two is, have you compared as part of your project, the impact on the sewer because it is such a huge and large-scale development, have you compared it to a similar size development to see what the impacts on the local sewage would be or the services?

Frank St. Jacques - Yes, absolutely that is a requirement for a project like this, as I mentioned the Environmental Assessment Statement (EAS). I will take a step back, and any rezoning like this requires an extremely comprehensive assessment to determine if the rezoning were to be approved and if these projects were to be built. What are the potential impacts on different areas of analyses? One of them is infrastructure, including sewer infrastructure. This project, the Department of City Planning, on the advice of the Department of Environmental Protection, determined that it would not have a significant adverse impact on infrastructure.

Antonella Di Saverio - Based on what? I know when you do the in the Environmental Impact Statement, you really look at a small area outside of the project, you do not look at a large area. Can you tell me what that statement was based on?

Frank St. Jacques – It is based on the study area that is required under New York State Environmental Quality Review Act (SEQR). I do not have that in front of me, but it is the Environmental Assessment Statement was performed pursuant to State and City law, it did make the determination that if this project were to be built, despite adding new residential users, it would not adversely impact the sewer infrastructure or any of the other areas of analysis. If I could just take a moment to respond to some of the statements with respect to affordability, I am happy to pull them back up on the screen. This is a project that is providing Mandatory Inclusionary Housing, permanently income restricted housing units pursuant to the program. It is providing a third of the units at 40% of AMI, a third of the units at 60% AMI and a third of the units at 80% AMI. The average AMI for Community District 1 is roughly 60% AMI we are averaging out at Community District 1s average. We are also providing the very low-income levels at 40% AMI and again, this is without any City subsidy. The building's market rate units cross subsidized that no city dollars, no taxpayer dollars, are spent in funding these permanently income restricted units, also note that there is a significant community facility component in both projects. I mentioned the art studio space, as well as the non-profit community facility space, I think on balance this is a new development, and we will explore that deep affordability option with HPD. Thank you for flagging that, but I did want to respond with research to some of the affordability comments.

Kathleen Warnock – I love the mixed use and I love the studios and the training spaces. You are bringing in jobs that are not going to be creating a lot of pollution or anything, but then all the other stuff kicks in, which is one that is a bit of a transit desert down there. You have got the one bus that runs down Vernon, you have got one bus that runs up Broadway and you have got the

ferry. Secondly, I see that in a lot of ways this is a trade-off between developers who want to be able to build great apartments and also get putting in what they have for the Community. It has been mentioned before the Median Income Housing is skewed that is based on a very wide area that includes Westchester. I see at this point the market rate apartments will be the ones on the higher floors and people get a river view and they will be willing to pay for it. We are going to have people who really do not fit into this very odd hole that is called Median Income, and these are the people who would love to have good, safe, affordable housing and you are, only giving the smallest percentage of it, and for me, that is very difficult to support completely because, essentially, even though there is not much there right now. You are not doing anything to keep people around here in a place where they can find affordable and nice housing.

Frank St. Jacques – We will look into that deep affordability option that would provide fewer units, but at that average of 40% AMI I would note that this project, we believe, represents good, safe housing for a wide range of not only the MIH units wide range of incomes, but also market rate housing that will be new housing and an area that is relatively old housing stock, and we understand that there is a relatively low vacancy rate in Astoria, it is gone up a bit with COVID-19, but this is an area where we believe new housing could contribute to the overall community.

Shahenaz Hamde - Every time we say there is affordable housing but, it is not affordable housing and the rent is high. All of this also increases the rent for the other people who lives in this area.

Chair, Marie Torniali - I just want to say something about that. I have a problem with the MIH, this is what is in existence today, and it needs a complete overhaul which can only be done through legislation. That is something to think about.

Doreen Mohammed - Replacing with these modern buildings that are not accessible to most working class, is not serving the Astoria Community and if there is any community, it is serving, it is gentrifies.

Frank St. Jacques - I appreciate the comment, but I will note that these are industrial buildings. These are two buildings; no housing is being replaced by this rezoning. These are underutilized industrial buildings. These are both owner occupied or owner developer sites. What the northern building is doing that benefits the Community is providing two trade schools. These are trade schools that will take in students, train them in a trade and put them out. This is essentially workforce training. These are not-for-profit schools and that northern building also has that not-for-profit art studio component. Both buildings will have market rate housing, but they will also have this again permanently: income restricted housing. The southern building has a food distributor as well as retail. I did not mention the retail in the northern building, again job generating uses the food distributor will, we believe, serve the Community bringing access to food to other small businesses. It is a long-standing business in the New York City area that is moving from New Jersey into Queens to expand its business and again, we are, I believe that the development in this area is appropriate. We believe that the zoning is out of place. It is currently zoned R5. There is an option to develop entirely market rate housing within the R5 at a lower density, but it would not have any requirement for affordable housing and certainly not for permanently affordable housing or any of the other community-oriented amenities that these buildings are providing. I do not think it is disingenuous to indicate that these buildings have community benefits because they do, they will be job generating and they will provide housing, new housing for a range of New Yorkers.

Doreen Mohammed - When you develop an area even if it is not currently housing, it has a ripple effect. We see how gentrification development has played a role in that one too. There are already non-profits and community initiatives to do things like workforce and food distribution, etc. I believe the dollars would go further if it was invested into those type of initiatives and what we really need is affordable Housing, more market rate, housing in Astoria or New York City in general.

Amin Mehedi - Since we know this, it is not really affordable. How can we make that affordable? If we vote against it, it does not stop them. Let us find out what we need to solve this problem. We need to think about it and talk about it and find the solutions. Thank you.

Diana Limongi - There is no subway system that goes all the way there is a few buses. We know how reliable buses are, which I am trying to say is that they are not very reliable, and I know we mentioned the ferry, and one of the big concerns I have about the ferry is that it is a whole other system. If you have a person with a metro card, the metro card does not work on a ferry.

Mitch Waxman - I want to echo what my fellow board members have said about transportation. That is going to be a real issue for the people living in these proposed buildings. I wonder which firehouse is going to be servicing the needs of your potential tenants, which hospital is going to be adding capacity for the anticipated needs of your tenants? I believe we are still in 114th precinct at this location, I wonder about their services, about the sanitation department and so on, and the municipal cost of this project, which extends far beyond the tax breaks that you would be expecting through the MIH and AMI programs?

Vanessa Jones-Hall - I echo the agreement with everyone else, and also about the infrastructure, because we find a lot of these developers building and tapping into or the sources that are already there, and you very rarely hear them say or speak about how they are strengthening the infrastructure other than where the building is sitting. But my main concern is the fact that this is weeding out the family structure. These developments are not considering that this neighborhood has a strong family structure. I am all for growth, I am all for building up, but you are losing the whole concept of family. Only thing I see improving is themselves who are wealthy enough and they are pushing out the families, the small mom and pop, we lost a lot of diners. That was the main pillar of our communities. You cannot continue to have, as we grow and we are finding this coming up, it was stated about our schools, our hospitals, none of that is being improved. Where is our strength of power for us to exist if they are allowed to override us and I find that quite troubling, because this is not good, and it is continuing and it to me, is getting worse and it is not fair.

Jean D'Alleva - I did want to mention one other item about the transportation. I know a few people that live in that area now correct me if I am wrong, but that there are three bus lines that go there. I know it is the Q102, Q103 and I think the Q18 or Q19, but they stop running at 1 am in the morning, for people that are working or have to be transported from train stations or in that area, there really is no transportation. Many people have complained that people that work later or even socializing to get in the area even near the Durst Building and all of that neighborhood on Vernon Boulevard, there is really no transportation after 1 am and what happens for people that work late nights, go out socializing, they have no means of transportation.

Shahenaz Hamde - Regarding the transportation, you have one of four by 34<sup>th</sup> Avenue and the 11<sup>th</sup> Street. That is the only bus that goes there, for other buses, you have to walk to Vernon Boulevard, or you have to walk to 36<sup>th</sup> Avenue and Vernon Boulevard is not close to one beside Q103 and is Q104.

Chair, Marie Torniali - This is also a conversation perhaps that Transportation Committee could advocate for Mitch, at some point, thank you.



Dominic Stiller - They can build R5 density zoning, which is , slightly less dense than this with absolutely no affordable housing. This specific area from my recollection is really not a residential, it is not as dense as the residential areas. Now it is between Vernon and 21<sup>st</sup>, and a storage facility there, probably not as good an R5 development as of right, would be all just market rate and probably higher rates. I think, he is really doing a commendable job. This is a big ask but I wonder if you would be the first developer to have the authority to say what I am going add an extra three-bedroom two-bedroom in studio and bring my rates to 30% and not 25%, which is the minimum, and then this would be a no-brainer on the positive side. Is there anything you can do right now to increase those ratios, so you are above the legal limit? You have 84 apartments, which is much more than a lot of the presentations we see you are at 60% average, not 80%. What can you do? I really appreciate all the dissension that is coming from the vocal members of the Board, but I also see the other side. I see the storage facilities and what you can do as of right. What could you do?

Frank St. Jacques - I just want to point out. We did increase the number of three-bedroom units and thought we had provided a pretty good mix of family size units, two-bedroom units and three-bedroom units since last Thursday to now, have made that change. It results in a decrease of overall units because there is only so much space in the building, but we have really changed the overall unit distribution to decrease the studios, one bedroom and increase the number of three bedroom units again by 20 units resulting in 46 total. I cannot commit to providing more affordability off the cuff. I am a representative for clients, I would need to have that conversation with them. I appreciate the Community Board asking for more in terms of the going above and beyond the MIH program, but again I will note that this is a two private developers, local developers that are not seeking any city or state subsidy to build these projects and to build the Mandatory Inclusionary Housing that goes in them. We will look into the deep affordability program that would be 20% of the residential floor area at 40% AMI I think that is what we are hearing that the community board is looking for, but we would actually have to have the application modified by the City Council to make that change, we will look into it. We will discuss it with HPD, and we will have to get back to the Community Board with this. If is a lengthy public process and we are in it until the end. We can continue to be in touch with the Community Board, recognizing that you are making a vote tonight.

The Chair then asked if members of the public had questions or comments on the project.

Isadora - Hi, my name is Isadora. I was the person who wrote in today expressing concerns about this housing development. That is because I live in this neighborhood, I live on 34th Avenue between 13th and 14th Streets. I know exactly what this neighborhood is like. I have lived in Astoria for almost all of my life and I have lived in this apartment for 16 years and I live with my mother and I would love to afford an apartment in this new development, but it is not the reality that I am facing, and it is not the reality of most people of my generation. I am 32 by the way, and because of new developments in Astoria, they raise the rent in the surrounding neighborhoods. I am concerned not only that this will go up, but that my own rent in my current apartment unit and the rents of my neighbors will go up because of this development. It does not mean that, because they are not kicking anyone out that other people won't be displaced due to this new development. In the past 10 years, my mom has not been able to move out of her current apartment into a one-bedroom apartment because she can no longer afford rates in Astoria. I cannot afford a one-bedroom apartment in story. I make the medium income for Astoria which, by the way is \$45,000. I can only afford to live either with a roommate or partner up with someone which can lead to people staying in toxic and abusive relationships because they cannot afford to live on their own. I am also suggesting that you up the amount of two- and three-bedroom houses, because, Frank St. Jacques, our generation cannot afford to live in one-bedroom houses. That is just not the reality of 20-30 something year olds in New York City. It is not just me, most of my friends are making under \$50,000, the reality is that I would have to share an apartment with someone where I to move out of my house, which I cannot do because I would then leave my mother homeless. This is a big issue I understand that one rezoning license request is not solving this, but I just wanted to put out there that I do not think this is actually going to do any good for the neighborhood I do not think that any of the jobs that you are proposing would increase any of the job creations you increased, none of those people would be able to live in those units and I looked it up, I am going to throw some statistics at you now. Excuse me for speaking very fast, but there are currently eight apartments listed on Street Easy in Astoria for less than \$2,000. Your new development would increase that number to 16. Furthermore, you said that there is a trade school for construction, the average income for constructions workers are \$41,000 to \$51,000 in New York. The average income for AV Techs there is an av there is a film and production studio. The average income for av tech starts at 37,000. The median income for people who work in NGOS is \$57,000. There is just no way that the people who would be working in your proposed new development would be able to afford to live there. I do not see what the development is bringing into the neighborhood other than people who can already afford other units elsewhere. Frank St. Jacques, the household medium income is \$45,000 in Astoria and I do not see any of those people being able to afford anything, but the few affordable housing units that you are required by law to include.

Alex Malescio - Good evening, my name is Alex Malescio and I am the Senior Director of programs at Urban Upbound. Urban Upbound is dedicated to breaking cycles of poverty in New York City public housing and other low-income neighborhoods. We provide underserved youth and adults with the tools and resources needed to achieve economic prosperity and self-sufficiency through six comprehensive, integrated programs: Employment Services, College Access and Youth Development, Financial Fitness and Affordable Housing, Tax Prep and Income Support Services, Worker Cooperative Development and Business Innovation and Financial Inclusion service anchored by the Urban Upbound Federal Credit Union. Andromeda Community Initiative is currently one of Urban Upbound's referral partners. Through this partnership, ACI has supported Urban Upbound's job training and readiness programs, which is a critical component of breaking cycles of poverty in lower income communities. We at Urban Upbound are grateful for the opportunity to expand our partnership with Andromeda Community Initiative as part of the 11th Street and 34th Avenue project. We look forward to continuing conversations with Andromeda and ACI to further develop this partnership. Thank you for hearing my testimony tonight.

Nikia George-I wanted to start out by saying that I am speaking for rezoning, 11<sup>th</sup> Street and 34<sup>th</sup> Street rezoning. My name is Nikia George and I am a community advocate for Woodside houses in Queens. I am writing to express my support for the proposed zoning map amendment and zoning text amendment to facilitate new mixed-use developments on 11<sup>th</sup> Street and 34<sup>th</sup> Avenue. The proposed development would include over 352 units of which 88 to 105 will be permanently income restricted under MIH significantly less than the market rates for comparable units throughout the neighborhood. Additionally, rezoning will facilitate potential growth within the neighborhood art culture by creating an artist studio space, York Studios, film and production trade school, as well as creating the technology, advertising and media space. This zoning change would also facilitate more job opportunities through its creation of retail spaces, as well as a food distributor. This will assist with jobs for the community and assist with economic development. I support the proposed rezoning and ask that you support as well. Thank you in advance for your consideration. Have a great night.

Marissa Williams - My name is Marissa Williams and I am a representative of 32BJ I am here tonight on behalf of the union and our 85,000 property service workers in New York City, to express our support for the proposed 11<sup>th</sup> Street and 34<sup>th</sup> Avenue Project. 32BJ supports responsible developers who invest in the communities where they build. I am happy to report that the developers affiliated with this project have reached out early and made a credible commitment to create prevailing wage building service jobs at this site. This commitment means that workers and crews will have full access to family sustaining wages,

retirement and quality health benefits in a time where New Yorkers need the most. We estimate that a mixed-use development, like the one proposed by the developer, will be permanently staffed by an estimated six building service workers and will also have approximately 84 affordable housing units in accordance with the MIH program. For these reasons, we are in full support of this project. We have full confidence that the developers will be responsible, employers and presence in the community. We respectfully urge you to approve this rezoning.

Ms. Schuyler – Hi, I will be reading a letter on behalf of Reverend Hassan Clark, who could not be with us today, he wrote, I am Reverend Hassan Clark and I am a senior associate pastor at the Center of Hope, International. I am in support of the rezoning of 11<sup>th</sup> and 34<sup>th</sup> Avenue Project. This development will bring a construction trade school, a movie production house and training center. I believe that adding these resources, along with the affordable housing that it will bring, is very exciting. I strongly believe that this project is a step in the right direction, working with the reliable non-profit partners and community leaders to expand economic opportunities for the residents of Long Island City. Please accept this testimony as my support for the rezoning.

Chair, Marie Torniali - Thank you, Mr. St. Jacques. I will be closing this hearing now; we will vote on this during the business section. I have a one more participant.

Reverend Bobby Moore - My name is Reverend Bobby Moore, I am the overseer of the Astoria Baptist Church, located at 31-17 21<sup>st</sup> Street, located in Long Island City, New York. I would like to express my support for the 11<sup>th</sup> Street and 34<sup>th</sup> Avenue Rezoning Project. I really am in favor of rezoning, because I believe it will support local employment boost our local economy. This project will provide retail space for the community, which will allow for the creation of more employment opportunities for its residents. The development will provide 10,000 square feet for a non-profit organization to come in and empower our community providing space and resources to local, creative organizations. They are also committed to providing a trade school for the community, which many of our young people are in dire need of. They will also be committed to potentially creating jobs to happen in our community. I am in support for the rezoning of this property to accommodate this new development. Thank you for hearing me out on tonight.

Chair, Marie Torniali - Thank you for your comments. Mr. St. Jacques the Hearing is closed, and we will now vote for this during the business section.

Frank St. Jacques - Thank you, Madam Chair.

Chair, Marie Torniali - Thank you, I appreciate everyone's time.

#### **BUSINESS SESSION:**

##### **Adoption February 2022 Minutes**

**Motioned by Dino Panagoulis; Seconded by Jean Marie D'Alleva**

Chair, Marie Torniali - Anybody oppose (hearing none, the Motion carries), thank you.

##### **Chair Report:**

**Chair, Marie Torniali** - Last night I was on the Borough Board Meeting and we voted on the Borough President's response to the Mayor's Fiscal Year 2023 Preliminary Budget. The disturbing note is that Queens receive less funding per capita than other boroughs. Some recommendations in the response to the Mayor's Budget was to restore funding to Community Boards. Queens Community Boards once again receive less per capita support when the average number of persons serve is higher than other voters follows. Other recommendations were to increase Capital Expenditure, funding for Queens HHC hospitals, expand capital funds for the expansion of schools, create and preserve more affordable housing and expand Community Land Trusts. We will be sending the material out, you can rely on the Borough President and the Borough Board is fighting for more funding for Queens in response to the Mayor's Budget, that has several cuts in it. Thank you.

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

**Florence Koulouris, District Manager** - Good evening, ladies and gentlemen, it is good to see you again. Our office is still following through working on Shore Towers. There was a hearing and they were fined, and we are waiting for determinations. Public access was made a condition in 1989 rezoning via d-deck, enforceable by The Department of Buildings (DOB), as if it is a part of the zoning of this site from the d-deck I quote, "the pathway shall be accessible from New York City streets without barriers of any kind and shall be open to both residents and non-residents of the building to be constructed on subject property and on a non-discriminatory basis. The pathway may be a part of the required residential open space". The Department of Buildings is working further on this discovery and our office will keep you updated on the progress. The Special Operations Unit inspected and issued summons to the owner for failure to provide public access to bike paths per restricted declaration. We will continue to ensure a timely resolution to this issue. Please call 311 whenever you observe a failure to comply, this will facilitate documentation. Thank you and I look forward to seeing you next month.

##### **Committee Reports:**

**Dino Panagoulis, Consumer Affairs Committee** - Hi Everyone, yesterday evening we had a meeting with our Committee and we actually had a business owner come in from Rosatoro. There were a number of 311 complaints for noise that were permeating from blocks away. I want to thank Florence for compiling all the information and actually want to reach out to whomever from the Community is on this particular meeting where, if there are other businesses or restaurants that are creating nuisances in the neighborhood, if you can bring it to Florence's attention and we will handle that. With that being said, we actually brought the owner, Mr. Salazar of Rosatoro to the Committee Meeting. We had a genuine conversation about the fact that he has in fact been implementing changes where the Manager is now no longer there and actually reducing the number of types of bands that are actually coming in, and that actually helps reduce the decibel level. If any members of the Community are facing issues such as that, bring it to our attention. We will call in that business owner and we will make sure that we have that conversation to take care of those particular concerns. The most important thing that I just want to remind everyone is that, while you may feel that 311 may not be of a benefit, it is a recorded process where all of the complaints are then compiled, and they come to us. We also have NYPD, Officer Tovar who was able to give his input specifically on the use of resources for the 114<sup>th</sup> Precinct, where there are actual instances where officers are needed somewhere else, but they are then dedicated to going out and taking care of these complaints. I just want to urge the Community Members to make that very vocal kind of concern made to our Community Board Office and specifically to Florence. With that being said, there are 21 businesses up for license renewal. According to the spreadsheet that every single member should have been sent out, we do not have any concerns that have been



raised, that are of note, and there were no issues with deciding to go ahead and allow for that renewal of the licenses. If I can please get a Motion for the approval of those 21 businesses, I would appreciate it.

**Motion to Approve by Amin Mehedi; Seconded by Amy Hau**

Chair, Marie Torniali - Any objections. Seeing none, the Motion carries. Thank you, Dino.

**Antonella Di Saverio, Environmental/Sanitation Committee** - Thank you, Madame Chair. DEP, we are trying to get them to hopefully come speak to at the April 12<sup>th</sup> meeting to talk to us about the dangerously high Haloacetic acids (HAAs) levels in our water right now. Only homeowners are getting the letters, if they are actually reading it, they would know that it is a dangerous level. I guess what we want to do is how to work with them, how to get the word out so that people who do not get the letters know and also how to cure the issue. Want to go forward, and that is going to be on April 12<sup>th</sup>. Dominic, do you have anything to add?

Dominic Stiller - No, nothing else to add.

**Vanessa Jones-Hall, Vice Chair (on behalf of Evie Hantzopoulos, Chair), Housing Committee** - The Housing Committee met on March 14 to discuss tenant rights and eviction protections especially now that the eviction moratorium has expired. Two guest presenters from Communities Resist - Andy Aujla, former CBI Board Member and Communities Resist Director of Advocacy and External Affairs, and Stephanie Cunningham, Senior Staff Attorney, gave a thorough presentation with a wealth of information. I have asked that the Board Office share this information with the entire board. It can also be viewed on the Community Board 1, Queens YouTube Channel. A key takeaway is that if anyone is facing eviction due to rental arrears owed on or after March 13, 2020, even if they have a court date scheduled, can apply for the Emergency Rental Assistance Program (ERAP), and it will prevent their case from proceeding, halting the eviction process. Even though there is no funding left at the moment in the ERAP fund, applications are still being accepted in the event that more funding becomes available. There is no immigration status requirement. Communities Resist is able to help with any questions. Please call: (646) 974-8761 or email at: [info@communitiesresist.org](mailto:info@communitiesresist.org)

**Elizabeth Erion, Land Use and Zoning Committee** - Hello everyone, you should have all read the report with the charts that were sent to the Board Members. A number of our members had the same issues brought up with respect to the affordability of the units and general trends going on, it was a hard decision, but ultimately what a number of Committee Members wanted to do was reserve judgment, they did vote. They did support the project in Committee, but they were reserving the final judgment on the project for the presentation tonight and having all of the information responded to all of the questions responded to that we asked at the meeting, the recommendation that was supported was that the motion go on the floor to approve the application, with strong recommendations to increase two and three bedroom units and look into providing deeper, affordable affordability, income tiers through the use of combining the options. If someone could second that Motion, we can discuss it.

**Seconded by Amin Mehedi**

Chair, Marie Torniali – Any further discussion on this motion. I think we discussed it before quite a while. Amy, could you do the Roll Call, please.

**Amy Hau - 15, Yes; 15 No and 2 Abstentions for Cause**

Vanessa Jones-Hall - What is the exact vote of this rezoning?

Elizabeth Erion - The motion states to approve the application with a strong recommendation to increase these two- and three-bedroom units and look into providing deeper affordability income tiers by combining the use of the MIH options.

Chair, Marie Torniali - Does that answer your question Vanessa?

Vanessa Jones-Hall - That means to increase three-bedroom apartments more than what they have and to increase the affordability rate. Is that the motion?

Elizabeth Erion – Yes, to approve the project. It is not a condition of approving it, it was a straight yes or no to the project. These are very strong recommendations that will be written to the Department of City Planning, with copies to the Council person so that they can continue negotiating with HPD and trying to increase the number of affordable family units and also change the income tiers so that it would be closer to the Area Median, not the general City Median.

Vanessa Jones-Hall - With the current rates that they showed us, we are requesting for them to go ahead on and possibly get that change. As far as the rate of the income versus the amount of apartments and increase the amount of apartments that make it more family-friendly, correct?

Elizabeth Erion - More friendly, more family-friendly and also to lower the costs, the rental costs that is what it boils down to. It is not a condition, it was either you support the project, or you do not support the project, but we have a very strong recommendation that they do this, which they would have to negotiate through HPD and the Council.

Shahenaz Hamde - This letter, we asked during the last meeting and already all the changes show us today that there is no change. This is only the letter with no change.

Elizabeth Erion – There were some modifications made to the numbers of units that were provided that were not designated affordable. They changed, they reduced the number of studios and increased the number of ones and/or twos and threes (bedrooms). They decreased, I think the one bedrooms and increased the number of twos and threes. When they do that for the whole project, it translates also to the MIH, to the affordable units, because it is proportional. If you have 50 units, then you have to have 25% of 50, in that are affordable. There was a change, it was renegotiated, but we are asking that they look for incomes, median incomes that are lower than what they have stated. It is something that they have to work out with HPD. It is not something that we really or even City Planning has any bearing on and really, we are looking tonight at the development itself, the building itself. All of the other issues regarding the costs, the rental costs and the number of units, etc. are things that are negotiated outside of the purview of City Planning and the Community Board. We can strongly suggest that they do it, but it is not part of the approval process in City Planning where we come in with respect to what our purview is. That is why we have this dilemma because there is a benefit. We would like to see some community some affordable development come in, but it is not within our right to dictate what goes on within the project, but we can influence it, it is up to the Council really, they have the final say in it.

Doreen Mohammed – I am sorry I just want to clarify. Okay, we voted that either we are approving a project or not approving a project. That is what this vote was, correct?

Elizabeth Erion - It boils down to a recommendation, yes or no.

Chair, Marie Torniali - I would say if we have a tie vote, we have no recommendation. With 15, 15, there was no consensus. Thank you, so much.

**Mitchell Waxman, Transportation Committee** - We had a couple of presentations. One of which was the Clear Path presentation we were supposed to see tonight. We will be seeing it; I am sure at a later general Board Meeting. The MTA and the New York City Department of Transportation (DOT) also presented to us on a redesign of 21<sup>st</sup> Street between Queens Plaza North and Hoyt Avenue, and it is a pretty profound reimagining of 21<sup>st</sup> Street. That I suspect is going to be quite an adjustment for Astoria to get used to the new traffic flow and to the way to the reimagining of the buses. There are several places where the DOT is proposing eliminating left turns along 21<sup>st</sup> Street.

Chair, Marie Torniali - I would like to correct, most not several, most likely are going to be banned 24/7.

Mitchell Waxman - Florence sent out their presentation to the Board. I really would beg of you to take a look at that presentation and analyze it. I suspect this is something we are going to be talking about for a while.

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

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

Congresswoman Carolyn Maloney's activities over the last couple weeks. On Friday was oversaw the delivery of a new medical unit that is in one of the courtyards at Astoria Houses. This is primarily for COVID-19 testing and vaccinations and it is being supplied by the Floating Hospital. Congresswoman Carolyn Maloney been working on it for months and months, arranging the financing and it finally got delivered on Friday. Also, on Friday, there was a hearing at Jacob Riis Center at Queensbridge Houses, and this was in a role as Chairwomen of the Committee on Oversight and Reform, along with Representative Raul Grijalva, and this was about the new bill that has gone through Congress. The Biden-Harris Justice40 Initiative intended to ensure that climate and clean infrastructure investments benefit frontline communities, and it is based on State-level policy currently being implemented in New York. We are bringing the forward-looking policies in New York, it is now being backed up by the Federal Government and after this press conference, where there was a lot of discussion about the impact of pollution and how that part of Queens, as everybody probably knows, that parts of Western Queens are now known, have been known for years as Asthma Alley. This is going to be ensuring that we are shutting down polluting hazardous disease-causing power plants and replacing them with cleaner and hopefully fully clean energy. This also involved a trip by all the Committee Members that were there, various press and various environmental leaders to the Big Allis Power Plant. Another important thing is that the money that has been brought in for the Community \$6.3 million for District 12 which includes money that is going to places like the Floating Hospital, places like Queens Together, there is support for Urban Upbound also. She is also finally got past the Postal Reform Act, which is going to put the U.S Post Office on a firm financial footing for the first time in many years, and there will not be cutbacks on service. The Post Office has been in bad shape, it had cutbacks. Carolyn is also going to keep pushing as hard as she can to make sure that their next generation of trucks are not going to be gasoline-powered inefficient vehicles, but to be electric vehicles. If there are any questions, I can take them, or you can also go to the website which I have put in the Chat. Thank you.

Chair, Marie Torniali - Oriana from Council Member Cabán's Office.

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

###### **Events:**

- **Acropolis Gardens Tenants Rights Workshop.** This month, along with Woodside on the Move and Legal Aid's Queen Center, we offered a tenants' rights workshop to residents of Acropolis Gardens, who have been struggling with shut off cooking gas, persistent repair issues, and rat infestation. We're working alongside Assemblymember Zohran Mamdani and State Senator Jessica Ramos to resolve these issues and will keep you up to date on our progress. If you are dealing with persistent repair issues, please reach out to our office!
- **Women in the trades.** The Council Member got a chance to tour the facility that houses Nontraditional Employment for Women (NEW), which trains women to be carpenters, electricians, ironworkers, laborers, plumbers, and more. It was especially exciting to accompany my friend Council Member Sandy Nurse on the tour, as she is a NEW graduate!
- **Open House/Participatory Budgeting Expo!** Save the date! On March 19th, we are going to celebrate the grand opening of our district office and host our first Participatory Budgeting expo. More information forthcoming but trust us: you won't want to miss it!  
[https://docs.google.com/forms/d/e/1FAIpQLSfrbczgN5qLnX6W6wxpkbFaNPTpGM1HIs0plObEp\\_z9hn4gg/viewform](https://docs.google.com/forms/d/e/1FAIpQLSfrbczgN5qLnX6W6wxpkbFaNPTpGM1HIs0plObEp_z9hn4gg/viewform)
- **Small business tour.** On Friday, March 11th, Council Member Cabán took a small business tour throughout District 22 with the SBS Commissioner.

###### **Updates:**

- **Free tax prep** - Urban Upbound is once again offering **FREE tax prep** (<https://twitter.com/CabanD22/status/1499502680502325249>) assistance at Astoria Houses! To set up your appointment, call 718-784-0877, and press 7 to get connected.
- **LGBTQ Caucus Co-Chair** - Council Member Cabán is proud to announce that Council Member Crystal Hudson will be co-chairing the Council's LGBTQ Caucus!
- **Join our PB volunteer committee.** Our team is continuing its participatory budgeting work. The idea submission deadline has now passed, and our team and a great group of volunteers are working to plan for voting week. If you want to join our volunteer team, please sign up!  
<https://forms.gle/brDEQkD6zLrvYf9P6>
- **Legislative updates.** Last month, Council Member Cabán Chaired the first hearing in the Women & Gender Equity Committee. The Committee explored barriers to survivors of gender-based violence to seeking services. She is also proud to have introduced a resolution alongside our City Comptroller calling on Albany to do away with the 421-a tax break that subsidizes luxury development and builds very little public housing. She also partnered with other colleagues on two additional resolutions related to a victims' compensation fund for survivors of violence and the creation of a universal childcare system in New York!
- **Mailing List** Please sign up for the office's official District 22 neighbors mailing list, to stay in touch about local events and initiatives –  
<https://mailchi.mp/cabanforqueens/government-side-email-list-sign-up>

**Farah Salam, Office of Council Member, Julie Won:**

- Continuing our district office tour, will be visiting the Irish Center, Dutch Kills, and other places in the district to connect with constituents.
- The Councilmember shared a letter regarding Innovation Queens. The key points:
  - As the Council Member of this district, in support of the community, ask that the following requirements be met before certification can even be considered for this project:
    - Robust outreach must be conducted in-person, in multiple languages including in Bangla and Spanish. In-person town halls and workshops in multiple languages must be held to ensure that neighbors have a chance to express their concerns, provide direct input on community needs, and have their questions answered by your organizations directly.
    - Reasonable preliminary Environmental Impact Statement information must be provided to the community board for their review, and meetings must be held to hear their concerns. We have attached the request to this letter.
    - A full Neighborhood Impact Study must be completed including a Racial Impact Study in addition to the preliminary Environmental Impact Statement. The impacts on long-term residents and immigrant communities along with the small businesses on the Steinway Corridor must be made clear at the outset and must inform all future discussions on the project.
- As always you can reach our office via email or phone. Thank you and have a good night!

**Katherine Zapata, Office of the Queens Borough President, Donovan Richards:**

My name is Kat Zapata and I am the Transportation and Parks Policy Liaison for the Queensborough, President Donovan Richards, and then I will also be covering this Community Board. I am extremely honored to be here and hear about all of your concerns as well as any upcoming initiatives and projects going on. I also have very brief, detailed things that our office is doing. Given that I am fairly new to the job, we do have a Woman's Month Celebration coming up on March 18<sup>th</sup> at 6:00 p.m., it is a virtual event, feel free to sign up through Zoom. Update, I would say there are a lot of Transportation and Parks and Recreation initiatives throughout your primary district. Please make sure to either email me if there is anything pressing but also feel free to email them to your District Manager Florence, who has already been in contact with me. I will send everyone my email it is: [kzapata@queensbp.org](mailto:kzapata@queensbp.org), you can also find it on the email, but I will also send this information to Florence who can disseminate to the rest of the Community Board Members. Thank you all for your time and I am looking forward to hopefully meeting you all in person.

Chair, Marie Torniali - Thank you, Kat. Now, we invite members of the public who wish to speak to please use the raise-hand function.

**Old/New Business:**

**PUBLIC SESSION:**

Neil Herdan - It is good to be back after two years. Talking about Participatory Budgeting, again, you have already had a little brief overview. There are some exciting projects that I hope we are going to be funding. One is for Hoyt's Playground, one is for the repairs of Ditmars/Steinway, we are going to have another tree planting session and St. Michael's Playground is back on the list of things to do. What I particularly want to say, finally, a Friend's Group is going to be formed, St. Michael's Playground, we are in early discussions with it. A couple of members from us, Boulevard Gardens are really interested in setting up a Friend's Group and that is something I hope to talk about in more detail. If you want to get behind us, our Friend's Group and the Community Board, Tiffany Cabán is behind us. We should have a Super Friend's Group starting up very soon. Thank you very much.

Chair, Marie Torniali - Thank you, Neil. Is there anyone else from the public who wishes to speak?

Amin Mehedi - Good evening. I am very concerned about our future generation, about our kids, who is getting involved with addictions, they are starting with the e-cigarette. It is a happening in public school and private schools already. Some of the young stars died, and they are not playing now. People are not talking about this matter. This is a very serious matter in our society, in our community, I am requesting all of our Board Members and our Chair, Marie Torniali, please, let's start working on this issue. This is a very serious issue. We need to save our future generation; how can we start and how should we approach ourselves? We can start from the Community Board and all the Community Boards can join on the City. We need to be concerned about this matter. We need to work on it, and I request everyone to get involved. Thank you.

Chair, Marie Torniali – Amin, great point. Thank you

Shahenaz Hamde - My question is regarding two months ago, we asked Council Member Tiffany Cabán to come tell us why she approved the Neptune Diner Project, and we were told they were going to come in the following months, and we never heard back about this.

Chair, Marie Torniali - I don't know that they said she would come the following month. What they did do is, she sent her a letter explaining her vote. Did you get a copy of that?

Shahenaz Hamde – No.

Chair, Marie Torniali - I am pretty sure it was sent to the entire Board.

Florence Koulouris – I will resend it to you.

The Chairperson, Marie Torniali - Any other member or public member want to speak? Hearing none, I ask for a Motion to Adjourn.

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

Marie Torniali, Chair - Thank you, have a nice rest of the month, see you in April.

**Meeting Adjourned: 9:30 p.m.**

**ATTENDANCE FULL BOARD MEETING**

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola	✓			Cristina Lastres	✓		
Rose Anne Alafogiannis		✓		Diana Limongi	✓		
George Alexiou	✓			Chelsea Lopez			E
Daniel Aliberti	✓			Hannah Lupien	✓		
Avninder Aujla	RESIGNED			Jeffrey Martin		✓	
Louise Bordley		✓		Amin Mehedi	✓		
Shoma Brahmanandam	✓			Antonio Meloni	✓		
Ann Bruno	✓			Doreen Mohammed	✓		
Gerald Caliendo	✓			Eric Mouchette		✓	
Irak Dahir Cehonski		✓		Stella Nicolaou	✓		
Jean Marie D'Alleva	✓			Mary O'Hara		✓	
Antonella Di Saverio	✓			Dino Panagoulis	✓		
Katie Ellman	✓			Juliet Payabyab	✓		
Elizabeth Erion	✓			RoseMarie Poveromo	✓		
Mackenzi Farquer	✓			Yawne Robinson		✓	
Dean Feratovic	✓			Brian Romero		✓	
Shahenaz Hamde	✓			Thomas Ryan	✓		
Evie Hantzopoulos	✓			Dominic Stiller	✓		
Amy Hau	✓			Andre Stith		✓	
Helen Ho	✓			Marie Torniali	✓		
Vanessa Jones-Hall	✓			Rod Townsend	✓		
Richard Khuzami	✓			Judy Trilivas		✓	
Nancy Konipol	✓			Kathleen Warnock	✓		
Amr Kotb		✓		Mitchell Waxman	✓		
Jerry Kril	✓			Rosemary Yelton	✓		
Number Board Members Present <u>37</u>							
Present <u>37</u>				Absent <u>11</u>			
				Excused <u>1</u>			





# 11th Street & 34th Avenue Rezoning Queens Community District 1

ULURP: 210234ZMQ & N210235ZRQ

Applicants: JPP 33rd Street LLC and Lily & John Realty Inc.



# Project Overview

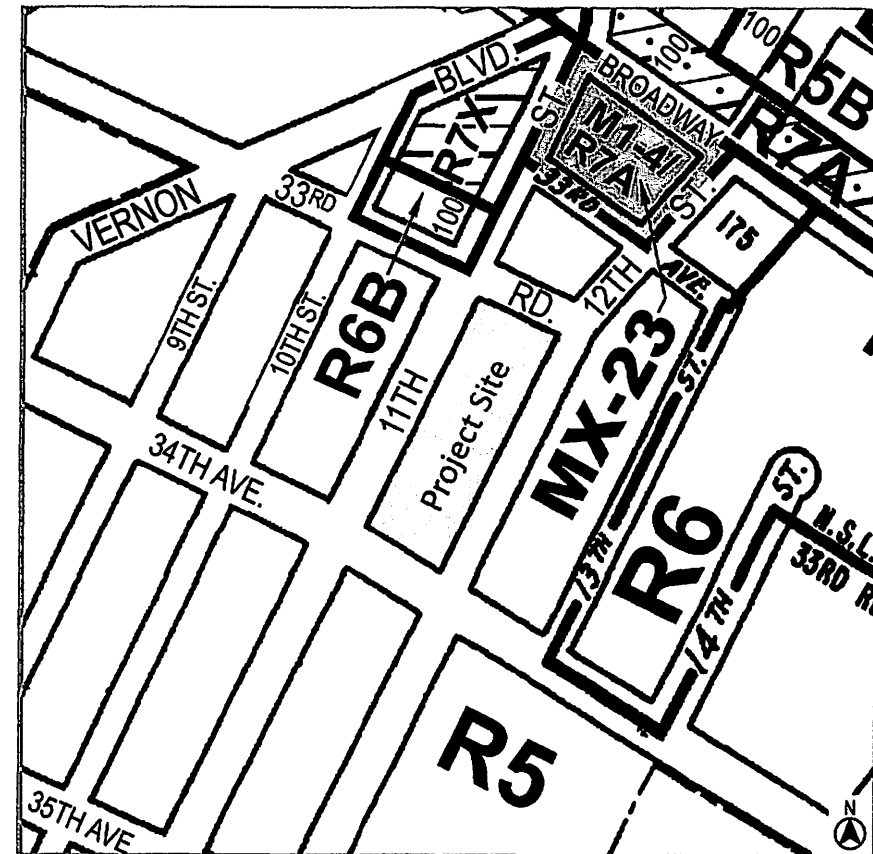
## Proposed Actions

Proposed rezoning of 11th Street and 34th Avenue sites in Northwest Ravenswood to an M1-5/R6A (MX) zoning district with Mandatory Inclusionary Housing (MIH).

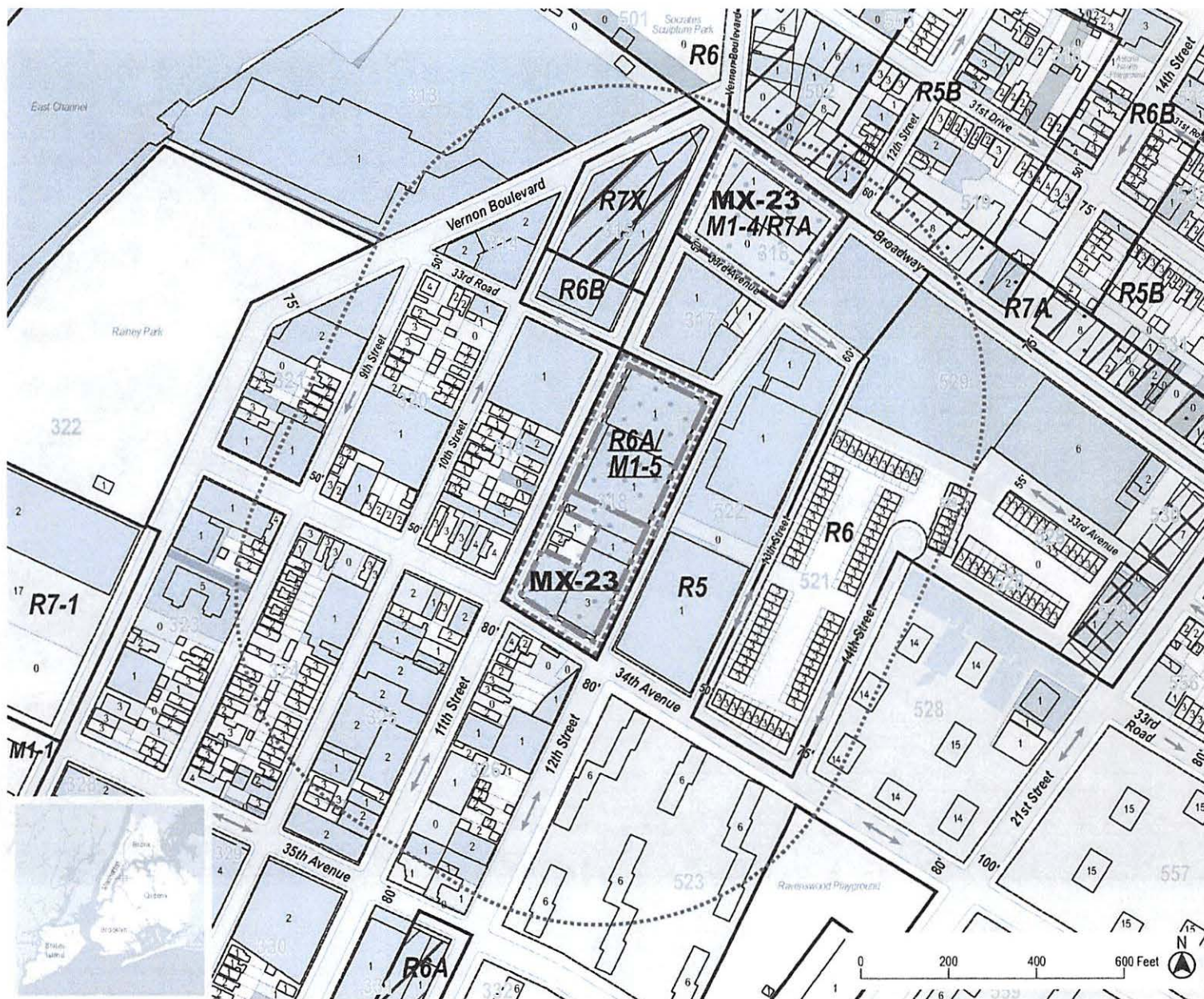
## Proposed Development

The proposed rezoning facilitates the development of two eight-story mixed-use buildings with 352 total units, including 88 permanently income-restricted units under MIH. The development will feature:

- new local retail
- artist studio space
- Andromeda Community Initiative (ACI) construction trade school
- York Studios film/television production trade school
- food distributor
- technology, advertising, media, and information office space
- local non-profit organization space









# Proposed Development Site & Surrounding Area





# Proposed Development Site & Surrounding Area



# Proposed Development Site 1



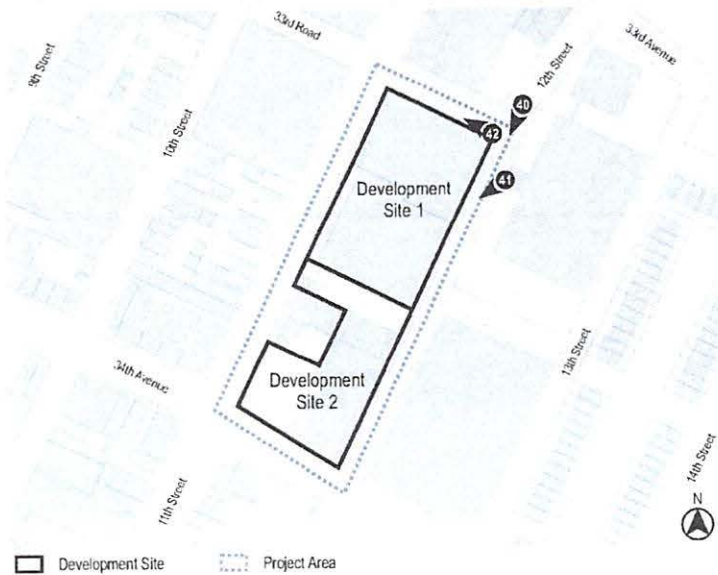
40. View of 12th Street facing southwest from 33rd Road (Development Site 1 at right).



41. View of Development Site 1 facing southwest from 12th Street.



42. View of the sidewalk along the south side of 33rd Road facing northwest from 12th Street (Development Site 1 at left).





# Proposed Development Site 2



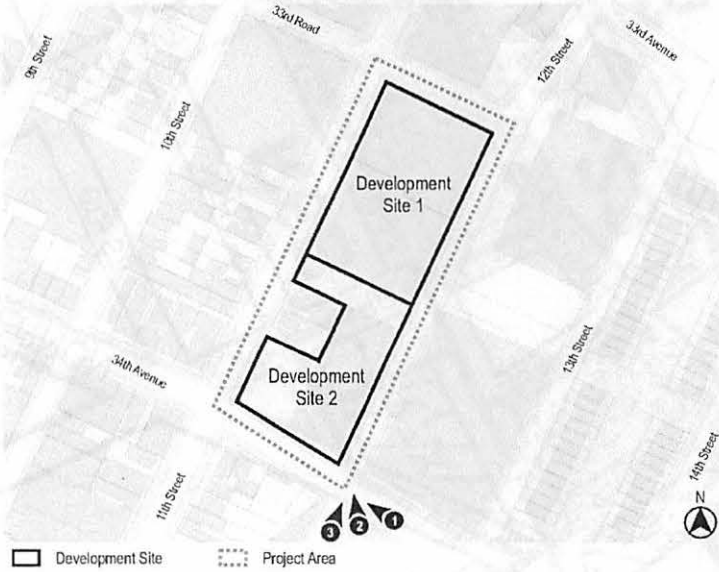
1. View of 34th Avenue facing northwest from 12th Street (Development Site 2 at right).



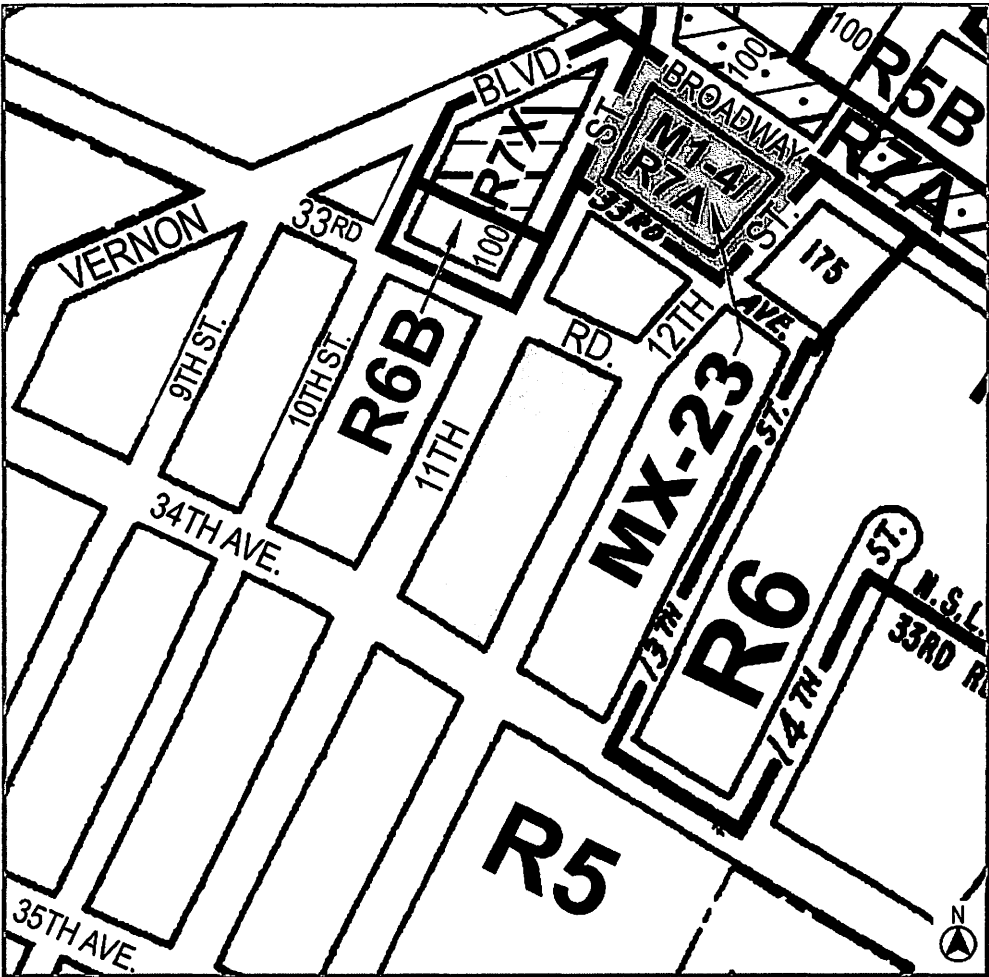
3. View of 12th Street facing northeast from 34th Avenue (Development Site 2 at left).



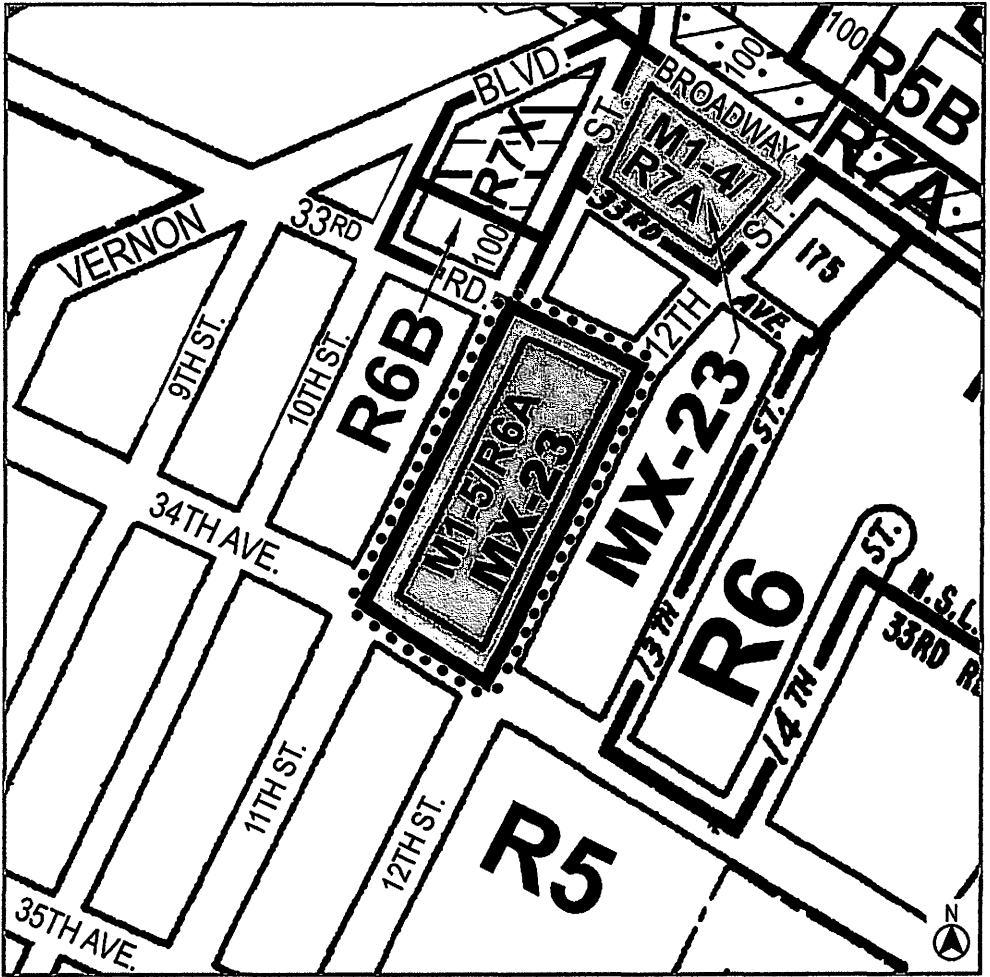
2. View of Development Site 2 facing north from the intersection of 34th Avenue and 12th Street.



# Zoning Change Map

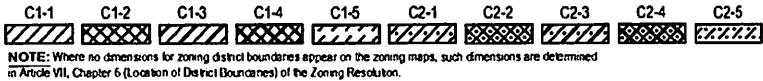


Current Zoning Map (9a)



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

Rezoning from R5 to M1-5/R6A (MX-23)





# Proposed Development 1

- New 8-story mixed-use building
- 204 units
- 51 permanently income-restricted units under MIH
- 284,332 sq ft of total floor area
- 194,873 sq ft of residential floor area
- 89,459 sq ft commercial/industrial floor area:
  - new local retail
  - artist studio space
  - Andromeda Initiative (ACI) Community construction trade school
  - York Studios film/television production trade school
- 100 space cellar parking garage (12th Street entrance)



Unit Distribution			
Type	Total Units	MIH Units	Percent
Studio	20	5	10%
1-BR	102	26	50%
2-BR	68	17	33%
3-BR	14	3	7%
Total	204	51	100%

Proposed Development 1 - MIH Breakdown

Proposed Development 1 (51 MIH Units)			
Size	Count	Rent	Income Limit
40% AMI - 17 units			
Studios	2	\$772	\$33,440
1BR	9	\$823	\$35,820
2BR	5	\$981	\$42,960
3BR	1	\$1,126	\$49,640
60% AMI - 17 units			
Studios	2	\$1,190	\$50,160
1BR	9	\$1,271	\$53,730
2BR	5	\$1,518	\$64,440
3BR	1	\$1,746	\$74,460
80% AMI - 17 units			
Studios	1	\$1,608	\$66,880
1BR	8	\$1,719	\$71,640
2BR	7	\$2,055	\$85,920
3BR	1	\$2,367	\$99,280

**11th STREET.**  
80' WIDE

**12th STREET.**  
50' WIDE

**33rd ROAD**  
50' WIDE

**TRADE SCHOOL**  
(ACI TRAINING - DOUBLE HEIGHT SPACE)  
U.G. 9A  
11,486.87 Net SF

**Artist Studios**  
LOCAL ARTIST  
(TO BE SUBDIVIDED)  
U.G. 9A  
6,432.72 Net SF  
6,552.40 GSF

**Retail**  
LOCAL RETAIL SPACE  
(TO BE SUBDIVIDED)  
U.G. 6  
11,634.23 Net SF  
11,954.70 GSF

**Production School**  
10,405.83 GSF

**ACI ANDROMEDA COMMUNITY INITIATIVE**  
(ACI TRAINING SCHOOL)  
U.G. 9A 10,339.78 Net SF

**LOBBY**  
674.38 GSF

**LOBBY**  
657.78 GSF

**RESIDENTIAL LOBBY**

**LOADING AREA**

**NEW C.C.**

**22,169.27 GSF total**

**175'-11"**

**50'-0"**

**10'-6"**

**28'-0"**

**10'-6"**

**308'-3"**

**40'-5"**

**13'-9 1/2"**

**13'-9 1/2"**

**50'-0"**

**29'-9 1/2"**

**10'-1"**

**20'-0"**

**20'-0"**

**R5**

**M1-5 / R6A**

**R5**

**M1-5 / R6A**

**SCALE: 1" = 40'-0"**

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR'S SUPERVISORS, FOREMEN, AND OTHER PERSONNEL PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS SHALL BE SOLELY RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S REVIEW OF THE WORK SHALL BE LIMITED TO A VISUAL CHECK OF THE CONSTRUCTION TO DETERMINE IF IT APPEARS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. DRAWINGS ARE NOT TO BE SCALE. SERIAL A, CALENDAR ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION. ALWAYS USE DIMENSIONS AS SHOWN.

**Gerald J. Caliendo, R.A., A.I.A.**  
Architect, P.C.

Architecture  
Interior Design  
Code Consultants  
Building Dept.  
Expedition

138-72 Queens Boulevard  
 Briarwood N.Y. 11435

Fig. (7) 258.9097

PROJECT: FIRST FLOOR PLAN - SITE #1  
FOR ILLUSTRATIVE PURPOSES ONLY

333-33 11th STREET  
LONG ISLAND CITY, NY

**Source:**

DRAWN BY:	N.M.M.
CHECKED BY:	GJC
JOB No	17198 & 19110
SCALE	AS NOTED
DATE	02/01/20

DRAWING No:	6 OF 22
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Z-006.00

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**Gerald J. Callendo, R.A., A.I.A.**  
Architect, P.C.

Architect  
Interior Design  
Code Consultant  
Dining Space  
Specializing

118-71 Queens Boulevard  
Briarwood N.Y. 11435

Tel. (718) 268-0906  
Fax (718) 268-0907

[www.callendarchitect.com](http://www.callendarchitect.com)

SECOND FLOOR PLAN - SITE #1  
FOR ILLUSTRATIVE PURPOSES ONLY

33-33 11th STREET  
LONG ISLAND CITY, NY

PROMISES

DRAWN BY:	NMM
CHECKED BY:	GJC
JOB No	17198 & 19110
SCALE	AS NOTED
DATE	4-24-20



DRAWING No;	7 OF 22
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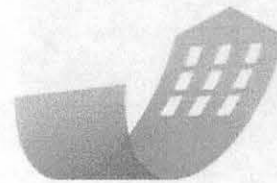
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# Andromeda Community Initiative (ACI) Construction School Training

- ACI launching expanded program offerings in façade restoration, construction safety and job placement
- Urban Upbound working with ACI to offer direct community engagement of at need individuals to enter ACI programs
- ACI providing financial assistance and grants for training programs
- Urban Upbound assisting with construction job placement, financial assistance and planning services
- Urban Upbound to provide critical location-based support at existing ACI school and planned community outpost in proposed development



# ANDROMEDA®



**URBAN UPBOUND**

*Tackling Poverty, Changing Lives*



# Proposed Development 2

- New 8-story mixed-use building
- 148 units
- 37 permanently income-restricted units under MIH
- 207,202 sq ft of total floor area
- 138,318 sq ft of residential floor area
- 58,883 sq ft commercial/industrial floor area:
  - new local retail
  - food distributor
  - technology, advertising, media, and information office space
- 10,000 sq ft local non-profit organization space
- 60 space cellar parking garage (11th Street entrance)



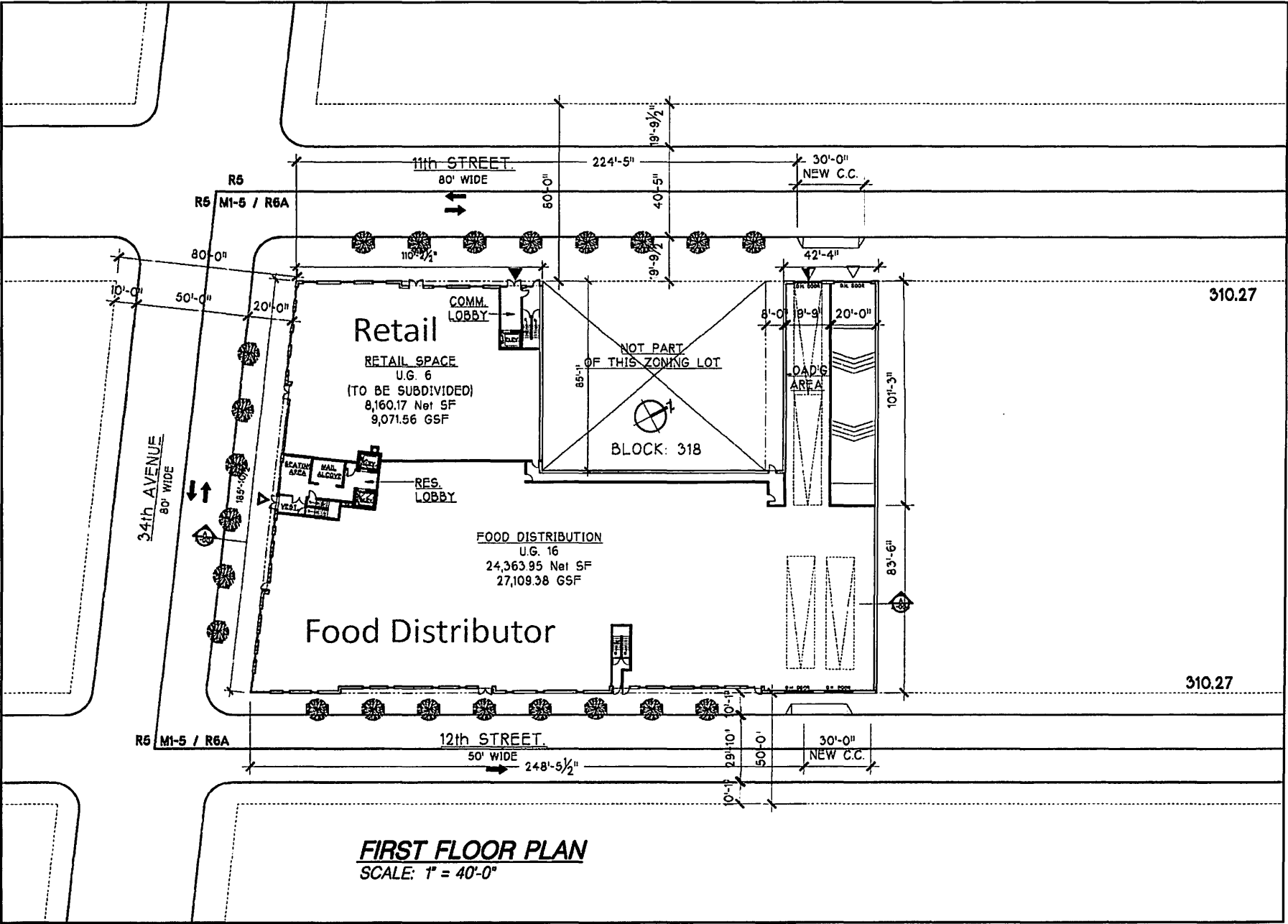
Unit Distribution			
Type	Total Units	MIH Units	Percent
Studio	20	5	14%
1-BR	70	17	47%
2-BR	46	12	31%
3-BR	12	3	8%
Total	148	37	100%



Proposed Development 2 - MIH Breakdown

Proposed Development 2 (37 MIH Units)			
Size	Count	Rent	Income Limit
40% AMI - 12 units			
Studios	2	\$772	\$33,440
1BR	5	\$823	\$35,820
2BR	4	\$981	\$42,960
3BR	1	\$1,126	\$49,640
60% AMI - 13 units			
Studios	2	\$1,190	\$50,160
1BR	6	\$1,271	\$53,730
2BR	4	\$1,518	\$64,440
3BR	1	\$1,746	\$74,460
80% AMI - 12 units			
Studios	1	\$1,608	\$66,880
1BR	6	\$1,719	\$71,640
2BR	4	\$2,055	\$85,920
3BR	1	\$2,367	\$99,280

Illustrative Site Plan - Proposed Development 2



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**Gerald J. Caliendo, R.A., A.I.A.**  
Architect, P.C.

Architect,  
Interior Design,  
Code Consultant,  
Building Design,  
Landscape.

136-72 Queens Boulevard  
Bayside, N.Y. 11435

Tel: (718) 268-0700  
Fax: (718) 268-0099  
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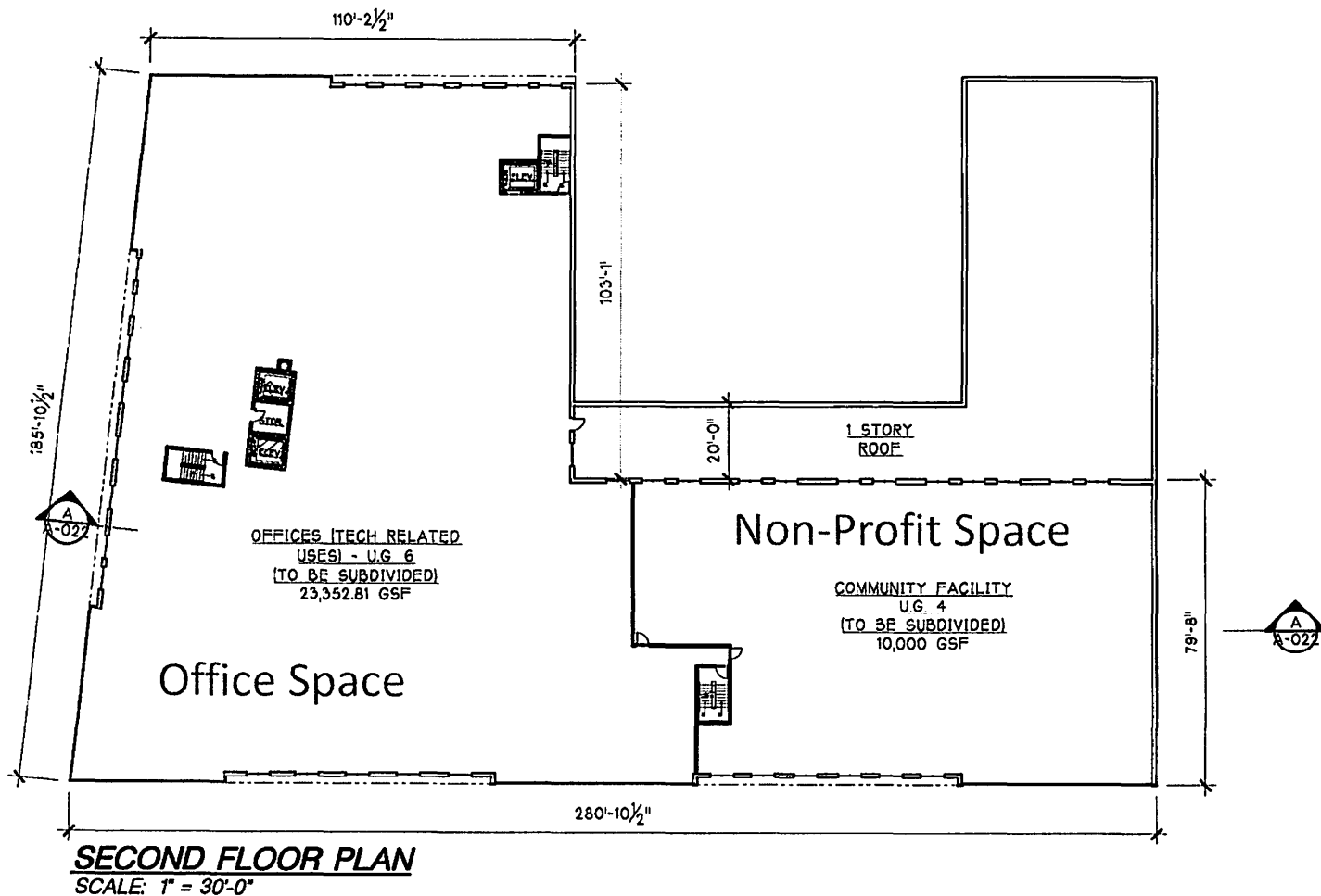
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FOR ILLUSTRATIVE PURPOSES ONLY			
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CHECKED BY:	GJC	SCALE	AS NOTED
DATE	4-24-20		

REGISTERED ARCHITECT  
GERALD J. CALIENDO & CALIENDO  
STATE OF NEW YORK  
020241

18 OF 26

Z-016.00

# Illustrative Second Floor Plan - Proposed Development 2



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**Gerald J. Caliendo, R.A., A.I.A.**  
Architect, P.C.

Architect  
Interior Design  
Code Consultant  
Planning Dept.  
Expedition

126-72 Queens Boulevard  
Roosevelt N.Y. 11418

1-800-233-2666  
1-800-233-2666

www.caliendoverseas.com

**SECOND FLOOR PLAN - SITE #2**  
FOR ILLUSTRATIVE PURPOSES ONLY

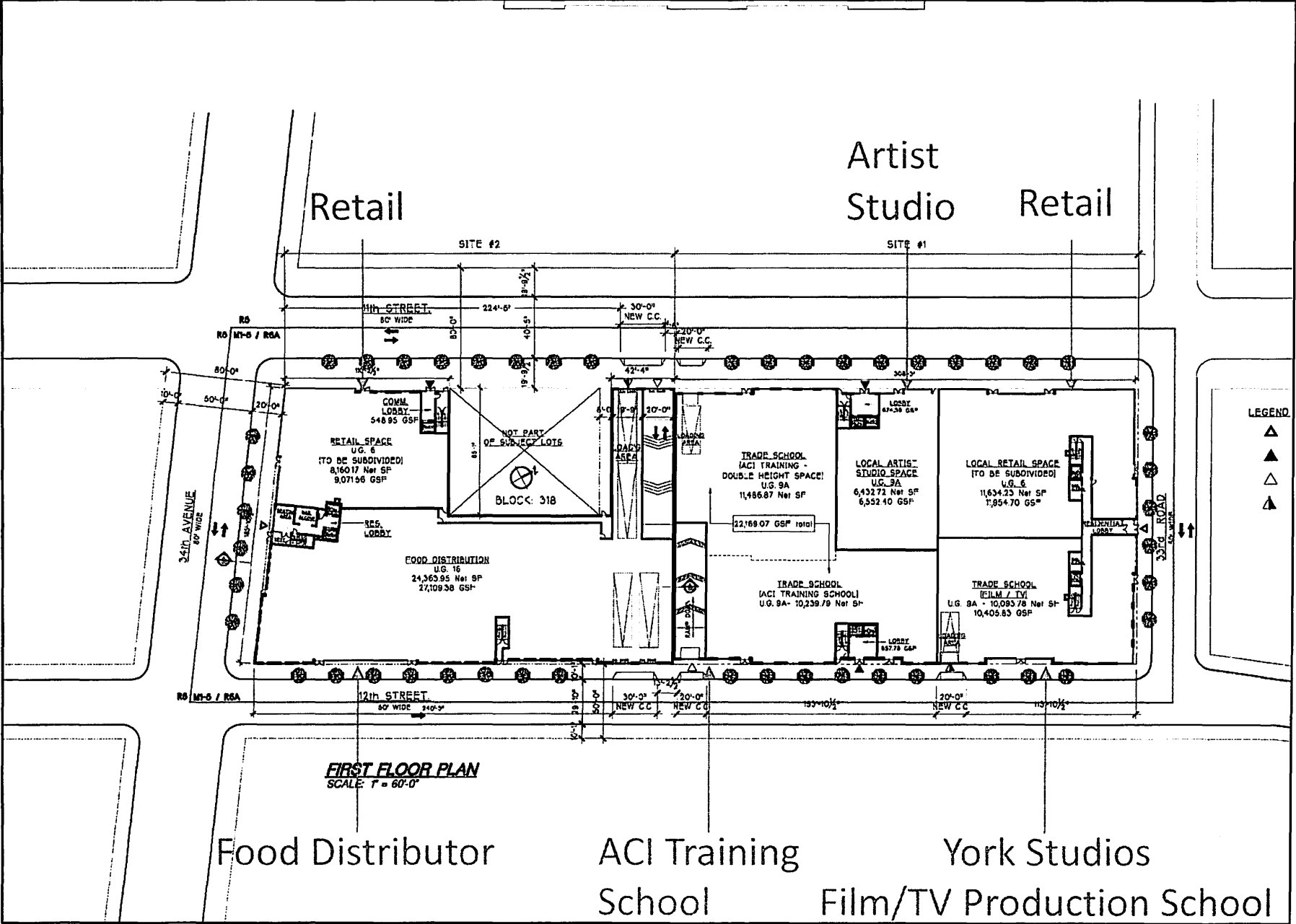
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CHECKED BY: GJC  
DATE: 17/98 & 19/10  
SCALE: AS NOTED  
DATE: 4-24-20

REGISTERED ARCHITECT  
GERALD J. CALLENDO  
STATE OF NEW YORK  
020211

DRAWING No. 17 OF 26

**Z-017.00**

# Illustrative First Floor Plan - Proposed Development Sites 1 & 2



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS, REGARDLESS OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.

**Gerald J. Caliendo, R.A., A.I.A.**  
Architect, P.C.

134-72 Queens Boulevard  
Briarcliff, N.Y. 11435

1-800-771-1111  
1-800-771-1111  
www.gcaliendoarchitects.com

**FIRST FLOOR PLAN**  
FOR ILLUSTRATIVE PURPOSES ONLY  
33-33 11th STREET &  
11-11 34th AVENUE  
LONG ISLAND CITY, NY

**MM**  
DRAWN BY: GJC  
CHECKED BY: JMS  
JOB NO: 17198 & 19110  
SCALE: AS NOTED  
DATE: 4-24-20

**SEAL**  
Gerald J. Caliendo  
Architect  
STATE OF NEW YORK  
020241

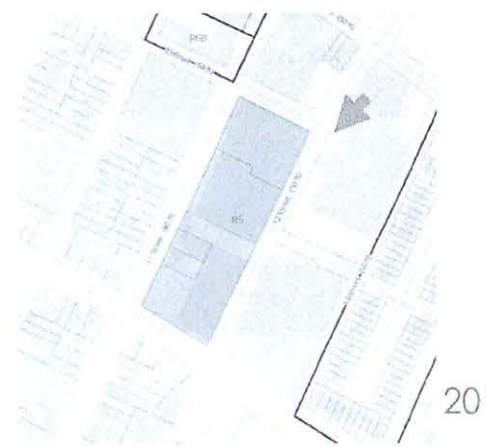
**DRAWING NO.** 4 OF 22  
**Z-004.00**

Total MIH Breakdown

Proposed Development 1 & 2 (88 Total MIH Units)			
Size	Count	Rent	Income Limit
40% AMI - 29 units			
Studios	4	\$772	\$33,440
1BR	14	\$823	\$35,820
2BR	9	\$981	\$42,960
3BR	2	\$1,126	\$49,640
60% AMI - 30 units			
Studios	4	\$1,190	\$50,160
1BR	15	\$1,271	\$53,730
2BR	9	\$1,518	\$64,440
3BR	2	\$1,746	\$74,460
80% AMI - 29 units			
Studios	2	\$1,608	\$66,880
1BR	14	\$1,719	\$71,640
2BR	11	\$2,055	\$85,920
3BR	2	\$2,367	\$99,280



# Illustrative Rendering



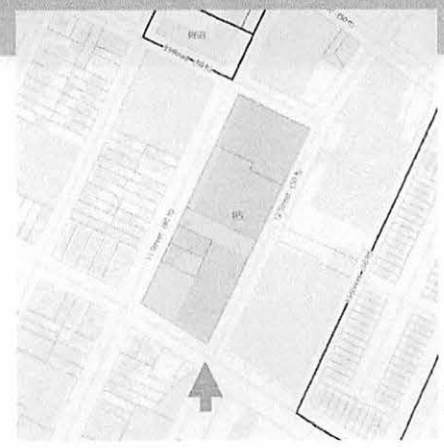


# Illustrative Rendering

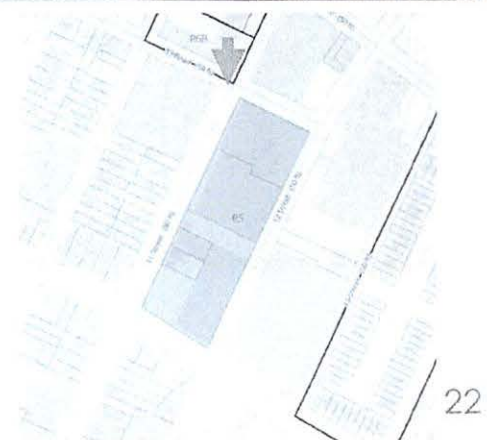


Gerald J. Caliendo, R. A. P. C.

Architect  
Consultant  
Civil  
138-22 Queens Blvd.  
Bellerose, N.Y. 11424  
Tel: 718/260-9999 Fax: 718/260-9977



Illustrative Rendering





Illustrative Rendering



Illustrative Rendering



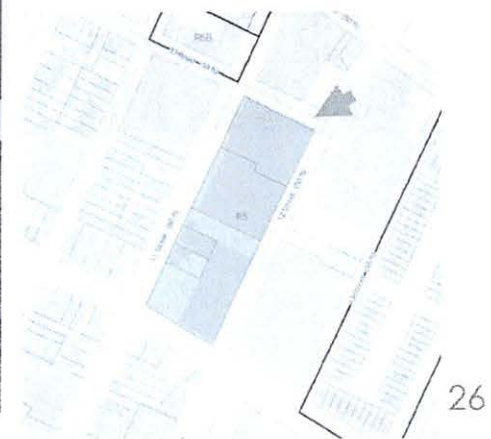


Illustrative Rendering





Illustrative Rendering





Illustrative Rendering







***Thank you!***  
***Questions?***

**11th Street & 34th Avenue Rezoning**  
**Queens Community District 1**

ULURP: 210234ZMQ & N210235ZRQ

Applicants: JPP 33rd Street LLC and Lily & John Realty Inc.