

Community Board 1, Queens – Board Meeting Minutes

April 19, 2022

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

Chair, Marie Torniali - Welcome to the April 19th, 2022 meeting of Community Board 1, before we go to our land use item, it is my privilege to introduce our Council Member Tiffany Cabán.

Tiffany Cabán, Council Member - Good evening everyone. Good evening to all of Community Board 1. It is an absolute honor and pleasure to be here with you all tonight and I hope that everyone has been enjoying the holiday season and I am also happy to be here for many new members. I am looking forward to working with all of you in the years to come so glad to be here. I just would love to give you all some updates and I will start with the Legislative updates and some budget updates as well. I am excited to share with folks that, in my first hearing as Chair of the Women and Gender Equity Committee, we explored barriers to accessing survivor services for survivors of gender-based violence. In our second hearing which just took place today, we explored ways to expand opportunities for women and gender folks in the trades like construction, manufacturing and other unionized careers. Additionally, I introduced my first package of legislation last week that we are calling the support survivors package and it includes three pieces of legislation designed specifically to address key barriers to safety and well-being for survivors of violence, so folks can check out the details of the bills on my multiple social media platforms. As Chair of the Committee I also jointly authored a report with the Comptroller's Office and my colleague Council Member Shahan Hanif called the Path Forward to a Feminist Recovery that laid out a dozen steps the City can take to advance gender equity in the wake of the pandemic and Oriana from my team who is here can drop a link to the Report in the Chat. We are really proud of the work that we did there and, as a member of the Committee on Housing and Buildings, I also introduced a resolution calling on Albany to allow the 421A Developer Tax Break Program to lapse, the program, as many of you are familiar has given billions away to developers who have built very little affordable housing and I was happy to see the program was not renewed in the State Budget, as was originally planned. I am looking forward to a hearing on my resolution that takes place next Monday. Lastly, on the Legislative and Budget front, the City Budget process is in full swing. Most of March was spent in nearly daily hearings and sometimes multiple hearings on any given day where cuts and expansions were proposed, and we asked pointed questions about how these agencies budgets reflect the needs of our community and I am particularly concerned about the Mayor's proposed cuts to Sanitation, to Parks, Small Business Services, Education and Housing. Obviously, adequately funding those agencies, and others is the key to addressing many of the quality of life concerns that I know we all care about. I was proud of the Council's collective response. The Mayor's Preliminary Budget released just a few weeks ago that called for increased funding for many programs and services that our district relies on, but moving to our district, some of the district updates and office events certainly appreciate that this is a local office, and so in addition to the citywide legislative and budget priorities that we have been championing, our team is already on the ground fighting for local improvements to make our districts safer, cleaner, greener and more livable. I know that Council Member Costa Constantinides left big shoes to fill and the District has been without a Council Member for nearly a year. We have been very busy. Our office gets dozens of new constituent cases every week from issues relating to building management and landlord concerns, schools, immigration, Con Edison increases, healthcare access and more and our Director of Constituent Services, Oriana, who I know you all are familiar with, is here with me tonight, is doing a really excellent job of opening and closing cases and helping folks with their bread and butter issues. One of the issues that we have been dealing with is actually at Acropolis Gardens and also Marine Terrace. Our team has been working on some bigger cases involving these entire building complexes at the Acropolis, which it is over a 600 unit complex has been without gas, some of the buildings for more than two months and they have been experiencing a rat infestation on the grounds, they have hundreds of outstanding work orders. We are working on a case that involves many constituents taking a ton of resources and time, but the work has been really rewarding. We brought in some folks to do some tenant organizing trainings, brought in lawyers to provide some legal support. Then over at Marine Terrace, it is about a little under 500 units, six buildings. Last week our team had to pretty rapidly mobilize to assist an emergency at Marine Terrace. Constituents reported to us that they had been experiencing the effects of a Carbon Monoxide leak with six people and a few pets passing out. Thanks to the relationships we have been building with city government agencies like FDNY, Department of Health and the Department of Environmental Protection, we were able to get medical attention to residents and professionals to test the complex for hazardous substances and we are keeping an eye on that. We have expanded our constituent services to Rikers Island. That is part of the District and I want to make sure that we are doing what we can for folks there too. We are working with the family of a young man, who is incarcerated on Rikers Island as they deal with different various of extortion and pervasive threats of violence. We hope to be able to deliver some good news on this one too, but just more generally, we are talking to families and helping put some pressure on making sure that folks are getting medical care when they report that they are not getting them, things like that. Participatory Budgeting, thanks to a wonderful group of volunteers and community partners, we wrapped up our first Participatory Budgeting Vote Week last week. I think it was a huge success for our first PB cycle. I am proud to say that my team was able to partner with nine schools in the District. We hosted five unique voting locations on six different days and engaged countless first-time PB voters and we are still in the process of counting those votes, so keep an eye out for more to come on the selected projects, and we had a very cool youth committee that did a lot of work on our Participatory Budgeting project as well. Lastly, we have an event coming up and excited to announce that this Saturday, April 23rd at 11 a.m. our office will be hosting a special event that we are calling Story Time with Tiffany and we are inviting children of all ages to visit our office along with their favorite book, Oriana is going drop a link, if folks are interested in coming out. There are mailing lists, please sign up for our office's official District 22 neighbors mailing list to stay in touch about local events and initiatives. I am going to drop that link in as well.

Chair Marie Torniali - Thank you so much for being here Council Member and for all the work you are doing for us. I am sure if anyone has any questions, they can feel free to reach out to you. Thank you.

Tiffany Cabán, Council Member - That would be great, thank you.

Zohran Mamdani, Assembly Member – I just want to say hello to everyone on the Board, give some very brief updates. First of all, a very happy holiday season to everyone, Easter and Passover. Ramadan is currently continuing, forgive me with any lack of mental faculty, it is almost 45 minutes to when I can break my fast today. I wanted to let everyone know that we have passed the State Budget, it was about a week late. It was a very contentious process, but within that budget, I voted against it, and primarily some of the reasons are that the Governor did not take an evidence-based approach to public safety, instead bowing to a lot of political pressure around changing the bail laws that do not actually have any impact on our public safety in a serious way. Also authorized the spending of a billion dollars to build a new Buffalo Bills Stadium, while we continue to face funding shortfalls and so many essential parts of our day-to-day life here in Astoria and frankly, across New York State. There are some very important things, though that did happen through the budget, one of them is a continuing funding of Foundation Aid, which is money that New York City schools have been owed by the State for a long time, and so that is billions of dollars that will continue to come to New York City schools to make up that debt and that set of arrears. Additionally, as Tiffany (Cabán) mentioned, we fought long and hard to ensure that there was not a renewal of a luxury property tax break known as 421a now repackaged as 485w. We managed to keep that out of the budget, and now the process will begin in negotiating around what the terms of tax breaks should be for luxury developers. We have about six weeks left of Legislative Session. I encourage you all to please send me an email to let me know what your thoughts are on bills that we have asked to pass or that do not need to pass. I will drop my email in the Chat, but it is always a pleasure and an honor to be here and to be your representative in Albany, so I wish you all the best.

Chair, Marie Torniali - Halletts North Development, 3-15 26th Avenue.

PUBLIC HEARING ITEM:

New York City Department of City Planning

Hallett's North Development 3-15 26th Avenue

ULURP applications submitted by Astoria Owners LLC, Applicant, for the following actions:

1. Zoning Map Amendment to rezone from an M1-1 zoning district to an R7-3/C2-4 zoning district one block (including adjacent bulkhead, pierhead and unimproved street areas), bounded by the East River/Pot Cove shoreline, 4th Street, 26th Avenue and the unimproved extension of 3rd Street;
2. Zoning Text Amendment to modify Appendix F of the Zoning Resolution ("ZR") to include the Project Area as a Mandatory Inclusionary Housing Area Option 1;
3. Waterfront special permit to waive height, setback, tower size, and maximum width of walls facing the shoreline regulations for the Proposed Development pursuant to ZR §62-837(a);
4. Waterfront Authorization to modify requirements within the waterfront public access area pursuant to ZR §62-822(b);
5. Waterfront Authorization for phased development of the waterfront access area pursuant to ZR §62-822(c);
6. Waterfront Certification for waterfront public access area pursuant to ZR §62-811;
7. Amendment to the City Map to de-map the portion of 3rd Street extending approximately 520.57 feet north from its intersection with 26th Avenue.

These actions will facilitate development of three mixed-use towers with a total of 1,400 dwelling units including 350 permanently affordable units and an approximately 43,000 square foot waterfront esplanade, located in the northeast portion of the Halletts Point Peninsula in Astoria, CD1Q.

Presentation made by Jordan Press, Managing Director, Constantinople & Vallone Consulting LLC -

Mr. Press stated, I work with my colleague, Perry Vallone at Constantinople & Vallone Consulting LLC. The team that you will be hearing from tonight includes: Jay Valgora, who is the Architect from Studio V, Ken Smith of Ken Smith Workshop, our landscape Architect Rob Huberman, our Land Use Council from Eric Feinstein??, Jason Diaz, our Environmental Consultant from Philip Habib & Associates, Jim Hedden is representing the ownership team, Anju from Zone 126 and Alex Malescio from Urban Upbound are non-profit partners in the building.

(Presentation Attached)

Chair, Marie Torniali - Thank you so much for the presentation. We will take questions from Board Members, but first I am going to turn it over to Jeffrey Martin, the Vice Chair of the Land Use Committee, to give us their report.

Jeffrey Martin – First, I just want to disclose that I work for New York City Parks Department, and there is a potential for Parks to be involved with this project with the waterfront park and also some of the mitigation items that were brought up in the Draft Environmental Impact Statement which Liz will get to during the business section. The Land Use Committee has been working closely with the applicants for about a year. We have met with them four (4) times, they heard our concerns, and I will quickly mention some of the concerns that we brought up. I am sure these will come up in the questioning, but one of the reasons I want to bring this up is because, as you saw today, the applicant did for many of our requests, try to meet us in the middle and that is not always done by applicants, but in this case, some of our concerns were met and I will get into those quickly. We were concerned about the building protruding into the Waterfront Public Access Area and the ability to interact with the water. This was a concern that we have been hearing for many years and one of the things that we pushed for as much interaction as possible with the water at this site. At this waterfront park we also questioned the building setback, the density of the building towers, the insufficient number of family size units, the higher income tiers and the affordable units that we did not feel represented the median income in the neighborhood surrounding the rezoning

area. We pushed the need for resilience and sustainability features, and, most recently we were really pushing for geothermal HVAC, as we will get into a little bit more about the Committee Report in the Business Section. A couple other things that I just wanted to mention was that right now we will be voting on a Zoning Map Amendment that would allow residential use on this site. It is currently M1-1 Zoning, which is only allows manufacturing, we are Zoning Text Amendment to facilitate the development of an MIH area to facilitate about 350 units. Here we have, I believe six (6) ULURP items for the waterfront special permit, the waterfront authorization, waterfront certifications and then other legal documents. We are going to be taking two votes tonight later on, in the Business Section. One of them is for the Amendment of the City Map to facilitate the de-mapping of 3rd Street to turn that from a public right-of-way to a private street, to allow for access to the waterfront through 3rd Street. We reviewed this four times with the applicant, so I just want to mention that we have been working very closely with this applicant on certain items and I am sure many more will come up tonight. This is not the first time that they have come before us. We have been working to facilitate the best as we can, the Community's needs at the Committee Level. I am going to open it up to questions to the Community Board. There will be more discussion, I believe in the business section, but for now we can open it up to Board questions.

Chair, Marie Torniali - Thank you, Jeffrey. If you have a question, please use the raised hand function.

Q&A with Board Members and Constituents:

Richard Khuzami - What could you actually build as of right, that would make sense in a financial sense if, for some reason this does not happen?

Robert Huberman - If these land use actions were not approved and we were left with, the underlying zoning, I believe Jeff said it and I mentioned in my presentation, the underlying zoning is M1-1 manufacturing which allows for predominantly light manufacturing and warehouse uses. It would probably be something along those lines. I am guessing no residential obviously would be permitted, extremely limited community facility uses are permitted. That is what we are doing.

Jay Valgora - You would probably do a last mile warehouse, because that is actually the kind of uses that were in here before that were blocking the Community from the waterfront that would be allowable as of right, you would put in a warehouse and bring tons of trucks through the neighborhood and last mile warehouses are very profitable. That would probably be what someone would do, instead of doing what we are proposing. If you did a last mile warehouse, it would need no approvals, no consultation with the Community, no anything. It would just be able to go ahead; it would need no other study or approvals other than a DOB permit.

Mitch Waxman - I have a historical sensibility about Astoria and particularly, Halletts Cove and Halletts Point: that is where Astoria began. In terms of European colonization and some acknowledgement in the design plan of the public spaces that discussed the absence of the Lenape and also the former presence of the African slaves who worked on the plantations that the Dutch and English founded in Queens would be just icing on the cake, thank you very much for the presentation.

Irak Dahir Cehonski - I just need to disclose that I cannot vote on any of the ULURPs here today because my boss is on the Land Use Committee in the City Council, but I do have a question. I did not see if you were planning on charging for the bike stations, the bike docks. I just want to make sure if there are any costs attached to them.

Jordan Press – It is a good question. There are and Jay can give the exact number. There are many hundreds of required bike parking spaces for the residents of the building.

Jay Valgora - 700 actually.

Jordan Press - 700 free bike parking stations for residents of the building and then what we are doing is talking with a company called Oonee, which is a Brooklyn-based and minority-owned startup business who I love working with about the publicly accessible, secure bike parking and they have a membership system.

Irak Dahir Cehonski – I am a huge fan of Oonee, but I think if you could add, since you have some locations that might not be willing to pay a membership. Explore a few free rates. I think that will be an extra benefit since you are claiming that this will be a public part, I think having that free option will be ideal.

Antonella Di Saverio - The plan is very enticing, but not the thousand plus units. Can you explain the impact of the few thousand people on the transportation in this area and that is on top of the pending developments? I have a question, at NYCHA housing when we have heavy storm events, the sewer systems tend to back up and we have issues there, if you can describe the impact of the thousand or so plus units onto the local sewer system and how in major storm events that wastewater will be exfiltrated out into the river.

Jason Diaz - In terms of your first question regarding the impact of the new proposed uses on transportation, the Draft Environmental Impact Statement (DEIS), lays out in great detail what those impacts would be. Just to summarize, we did find several impacts to several traffic intersections. There would be impacts to a few pedestrian elements directly adjacent to the site and there would be an impact on transit, specifically the Q18 and the Q103 bus lines and, as is described in the EIS, there are mitigations for these impacts that we are proposing some of them are less refined at the moment, and those are currently being more refined in coordination with the proper agencies, whether it is DOT, whether it is New York City Transit and those are going to be flushed out and realized. As we move towards drafting the final EIS and, of course those mitigations are going to present feasible mitigations that are reasonable and that could actually be implemented in conjunction with the project. I should also add that I was missing another impact in terms of transportation. There is also an impact on a platform stair at the 30th Avenue station and again we are in consultation with New York City Transit working towards developing mitigation, for

that specific impact of which could involve, a new stair at that location which could partially mitigate some of the impacts during the morning commutes, but we are still in talks with New York City Transit and trying to refine that mitigation.

Jay Valgora - I could add a few other details, sometimes development can actually help transportation. This area actually was originally founded by the ferry system. As a matter of fact, this community did not exist until they built the early security system of the 19th century, which actually led to the development of Astoria prior to the bridge. We were proud of the fact that, because of the development of Astoria Cove, we extended the ferry system here which actually provides immediate access to all three boroughs again for the same price as a subway token, because you are about 0.5 miles from the subway. In addition to that, we actually improved the bus service because, with the first project we did for Hallett's Point they actually extended and augmented the bus service. In other words, when you actually create a little bit more demand, it actually improved the bus service to NYCHA residents, because we also added for it and added a rest stop for the bus drivers, which was really important for them because they needed a rest stop at the end of the line in order to restart it. Then you ask questions about sewer capacity. That is a great question, there is a problem in NYCHA. As a matter of fact, we worked for years with NYCHA and we found that actually, a lot of the NYCHA development was dumping sewage directly into the river, not on a storm event, but the pipes were actually incorrectly hooked up. It was through some of the work we did in Astoria Cove that the discovery was made, that in fact they were dumping raw sewage into the river as it had been done incorrectly, when we did some studies on that in order to try to alleviate the situation. Basically, the short answer to your question is: when you add the development you have to add sewer capacity, so it would actually lead to the investment those units that would actually dramatically improve and increase the sewer capacity, because we would have to pay for that. That is part of the deal so they will have to increase it for the first project with Durst, because they had a question for it. The first project we approved, they actually built a blackwater treatment plant so in other words, they are actually treating their own sewage on site, which you can do what that project is doing and actually using it to irrigate greenery and gardens. Hopefully, those address some of your questions. Lastly, most of the sewer systems today on the Peninsula are Combined Sewer Systems or Combined Sewer Outfalls Systems (CSOS), which means basically that when you get a heavy rain, tons of raw sewage goes into the river, because we are doing all new systems, we are doing entirely separate systems, we are doing all the storm water treatment that Ken talked about which we are proud of, but we are doing separate sewer systems. Every single thing we are going to be doing is actually going to be helping the situation and really because NYCHA is not going to rebuild the sewer system, regrettably, but everything we are doing is actually going to help.

Adam Fisher-Cox - I wanted to ask about 3rd Street. I love the idea of drawing folks up to the publicly accessible space and the idea of that being very pedestrian friendly. The venders do not particularly feel like they fully accomplished that to me, it is a lovely street, but it still feels like a pretty regular street, with a separate space for the cars and a hard curb, with a step up. Trees dividing that pedestrian space, I am wondering if there is an openness to bringing more of that curb less blending of pedestrian and vehicular space from the cul-de-sac area down into that pedestrian space. Maybe also making the shape of the street a little more organic, a little less direct, while still keeping the fire codes in mind to really make it feel people could walk down the middle of that street and be welcomed into the publicly accessible space, rather than just on the sides of it.

Ken Smith - I would say that it is an interesting question because we have been discussing and thinking about it. I am actually two minds about it, because at the turnaround of 3rd Street at the end, we have gone to great effort to make it feel like it is part of the Waterfront Terrace, the paving, the rockeries, the publicness of 3rd Street. Even though it is a private street it is something that is interesting to me and I have been working in the Meatpacking District, where we have been doing a lot of special paving in public places but there is something from my perspective and question that an asphalt street looks like a public street in New York City and everybody understands that. It is a publicly accessible street and I am a little concerned, were we to make the street surface too bespoke, if you will, it might start to read like a privatized space and it might actually not encourage people to use it and I think the approach we have taken is really to make the sidewalk as beautiful as possible, as wide as possible, as green and inviting as possible and let the surface of the vehicular street itself read like the manner of public street, which everybody understands leads to the waterfront in a public way. That may not be the quite the right answer that you want to hear, but that is the discussion we have been having about it and I guess we would be willing to continue having that discussion.

Gerald Caliendo – I have two points. One, I wanted to ask if there was any commitment to the commercial space? I understand you had some physical therapy, seemed like a community facility use, or was there a commitment for the commercial space? The second thing, I wanted to clarify was most people do not realize it was pointed out that the M1 district is manufacturing typically, that is not actually correct, it could be much worse than that the M1 District, because the law does allow all the way up to use group 18, which is a transfer station in an M1 Zone as long as you provide and comply with the performance standards. Nobody wants that kind of use in this area, especially with the adjacent development throughout this whole peninsula. About the commercial space, if you have some response to that.

Jordan Press - As far as I know, the only committed users we have are again the LOI with the physical therapy user and the community facilities space with Urban Upbound and Zone 126.

Jim Hedden - That just leaves the retail on the corner and we have not identified a user, but again it would be something along the lines of an amenity for the neighborhood, whether it be a bodega or a drugstore, or a restaurant of some sort.

Mitch Korbey – I am going to piggyback on what Gerry Caliendo was saying about alternative uses. It is quite true that those kinds of more noxious uses would also be permitted. Rob mentioned several of them and we talked about warehouses but auto related uses of all types are permitted, whether it is a car wash or auto storage, truck parking and the rest, and these are not uses that any of us want, and certainly we do not have any intention of planning on or

want to do. Without the rezoning action, yes, those kinds of things as Gerry points out are permitted, as well as a litany of other auto related type of uses. Thank you.

Jay Valgora - One thing I would add too, there was a comment in the Chat because there were questions about the public nature of the spaces, because that just piggyback on some of the previous questions. It is very important to note that every single space that we have shown you will be deeded in perpetuity as public period. It is just part of the restrictive declaration, it is absolutely clear, they will be open to the public, completely and that cannot be changed. I just wanted to make sure that everyone knew that.

Kathleen Warnock - I think that Astoria is a different place than giant buildings and planned waterfront parks and a few really good community services in there. It more resembles huge chunks of Long Island City, which is very sterile and also not middle class or working class at all, and it did also Battery Park City, which once again has its own purpose and the people there seem to like it. This does not resemble the Community that are all here, representing like from here and Woodside and the smaller buildings and things like that. Ultimately, it is going to bring people who can afford to pay pretty high rents for really great views and gorgeous almost private parkland, even though it is deeded in perpetuity to the public. I know you are trying to scare us a little if this does not go through but even if there is a warehouse there or some light manufacturing, that is what it has been in Astoria for centuries and the huge buildings on the coves.

Evie Hantzopoulos - There are many issues that were not addressed by the developers and I think a big one is, who is actually going to be able to afford, even the affordable apartments? When you look at Astoria Houses and what the AMI is, it is about \$22,000 a year for 60% AMI, you need \$47,000 a year to qualify, so even the affordable apartments, generally speaking, are not going to be available for people to even apply to who live in Astoria Houses. I think, as we saw with Hallett's Point when you look at the changing demographics and the census data, that development is predominantly white and wealthy, and it is right next to an area that has been Public Housing in a place where people who are lower income are able to live. The developers are not providing what the Community really needs in terms of housing and in fact it is really creating greater. In terms of the DEIS impact statement, there are still a lot of vagaries, things that are very vague, including what is the impact of all the vehicles that are going to be coming in on the Asthma, on the air quality. I think that that is really important to Astoria Houses at some of the highest asthma rates.

Jason Diaz - I can respond to Evie's comment regarding the air quality issue. As is stated in the DEIS, we studied, a mobile source air quality analysis that studied the effects of air quality produced by added vehicles in the neighborhood and based on that study and we are using federal, state and city standards and criteria that analysis found that there would be no impacts in regard to air quality. That is PM 2.5, 10 particulate matter. There would be no impacts, just to clarify, we did look at the air quality as a part of New York State Environmental Quality Review Act (SEQR) and, as a part of The State's Environmental Quality Review Act (SEQRA), again, no impacts in regard to mobile source, air quality or air quality in general.

Evie Hantzopoulos - Not just for your development or once everything is up. Are they looking at it cumulatively? Are they just looking at the project that you are doing and what is there right now?

Jason Diaz - We look at the impacts. It is a cumulative, but also, we look at the increments as well, so it is both, essentially.

Evie Hantzopoulos - I am sorry, I do not know how it is both. They are looking at your development right and they are looking at a certain area around your development and what is existing now, are they projecting for the future as well. When Durst fully builds out? When Astoria Cove also builds out, are they included? They are just looking at you, right and what you are building?

Jason Diaz - Essentially, how the mobile source air quality assessment works is you look at your worst case intersection and that takes into account your existing traffic infrastructure, like your traffic, your existing network, your future network without the proposed project, and then your future network with the proposed project and you are, looking at that worst case intersection and you are analyzing, the mobile source, air quality effects of that at that intersection. Yes, you are taking into account the accumulative effects of any mobile source, whether it is cars that have been there driving around those intersections for years, whether it is new cars that are going to be generated by the proposed actions. Yes, you are looking at the bigger picture and we look at one worst case intersection and that is the intersection that will have the most vehicles passing through it during peak hours.

Jordan Press - Regarding the affordability, so we have about 350 permanently affordable units. Your point Evie is well taken. Regarding the incomes of neighbors. We do have a mix here, both at 40%, 60% and 80% of AMI, to bring on 335 permanently affordable units without having to wait for any city subsidy to come through, it just never happens, certainly is not happening in this community district.

To get that kind of unit count of affordable housing, we tried to check a whole number of boxes with this project and 335 permanently affordable units is a big chunk and I do just want to reiterate again to do something bigger and deeper on affordability requires city financing, which would take years and years to pull together.

Diane Limongi - Good evening. The majority of people that are going to be renting these units are not people that have historically come to Astoria and still to this day, I consider myself in that bucket and I just want to know, what is the market rate of the apartments going to be because I imagine I can tell you that most of the families that I know here in Astoria, that are renting, are afraid that their landlords are going to raise their rent and that they are going to be priced out. Can you speak a little bit about what those market rates could be, because I fear that the influx of people is going to fundamentally change the character of Astoria? The second point is, I just want to know what would this zone school be? Have you looked at that and what is the current situation of that zone school because that is an influx of a lot of children in our schools which are already overcrowded and have limited resources? Then the third thing is about transportation, which I brought up in the past and I think that we need to address at some

point is that the ferry system and the MTA system do not talk to each other. A person can have an MTA card that is unlimited, and they still have to pay for that ferry system. The last thing I want to know is how many total units, is it about 1200?

Jay Valgora - I could answer some of these, and others could jump in, maybe Jordan on housing, but I could say a few things. First of all, in terms of housing, I think the most important thing to say is a lot of times when you have a development it is coming in and replacing low density housing with high density housing, which might be your concern relative to how it affects the neighborhood. This is a site that was empty. Manufacturing polluted it and was loaded with PCBs. No one has lived on the site for over 100 years, before that they were single-family homes here in the 19th century. This is a site where we are essentially taking empty dead industrial land that was not being used that was heavily polluted and cleaning it up and building hundreds and hundreds of units of housing, so I think that actually really helps the Community. I also look having worked in the Community for 16 years, I look at this compared to the upland part of the story, because there are different parts of the neighborhood. It is important to recognize that and understand it. Look at it, we are on a peninsula the kind of smaller scale of Astoria is eight blocks away, it is further. It is a different part of the City and this part was actually originally changed by a guy named Robert Moses who tore everything down and built NYCHA housing and then built industrial around it. We are looking at a situation where we are not removing low density housing, we are taking an area with no housing, that was polluted, and we are creating a whole range of different housing options. In terms of schools, having worked in the Community for 16 years, we have gotten three (3) schools approved on the Halletts Peninsula through our efforts and working with developers, that is 1,400 school seats, which includes two (2) elementary schools and an intermediate school. Those sites are fully dedicated and approved, and they are ready to be built whenever School Construction Authority (SCA) wants to build them. Two of them are on NYCHA land and one is actually on private land, which is needed for a dollar, which is the Astoria Cove site. Those sites are locked and loaded, approved and anytime the SCA is ready to build them, when they have the capacity for schools. Those are committed and we are proud of the fact that our work in the neighborhood is not just talking, but it has actually contributed three (3) school sites and then finally, the ferry and the MTA. I agree with you. There are elected officials here and that policy should be changed, you are 100% right.

Diana Limongi - One of the points that I made was the fact that the people that are going to be living in these new buildings are going to fundamentally change the character of the place that many of us have called home. I have lived here for 40 years, so I appreciate that you have worked in the Community for 16 years, but no one can deny that the kind of people that are going to afford the market rate, which is over a thousand units. Well, whatever the total, minus 350 is going to change, because we have already seen it in other parts of the neighborhood. I can guarantee you that with the market rates, they probably will be priced out.

Doreen Mohammed - I am not interested and a lot of us people of color from Queens are not interested in these gentrification development projects. I think it is important to acknowledge that this area has not been empty and deserted, Astoria Houses is there. This is NYCHA, public housing and, this project will exacerbate gentrification and hike up the rents in the area and that will lead to displacement, like the first level, secondary, etc. We need to stop thinking, 300 units, when it is like 1200 units total, that suddenly makes it okay. I would much rather it go through city subsidies and take a couple of years, because the pros versus cons does not really make sense here, and it does not seem like there is that much of a good faith effort to engage in conversation. I would rather just be some kind of Community Land Trust model, literally anything else other than this. Thank you.

Huge Ma - I have two questions, number one: Can you confirm that this development is taking advantage of MIH and not 421a? My second question is: You mentioned a shuttle. Can we get a commitment to instead fund service that is operated by the MTA? When I think about our private shuttle, I think about the shuttles on Centre Boulevard, the TF Cornerstone residents only shuttles, it is bad optics, but it is also bad service, it is not hooked up to Google maps. There is no oversight from the other branches of government. Given you are talking to MTA about upgrading the stairs at 30th Avenue. Can we get a commitment to fund MTA operated service for the buses?

Jordan Press - Thanks for the questions, regarding 421a. The (MIH) Mandatory Inclusionary Housing program will be required; it is written into the zoning map and cannot be changed once the Council approves it unless it goes through the entire Land Use process again. Regarding 421a the building will, as of now not be able to get in the ground. Under the current zoning to qualify for the current program, we are going to. Jay can attest that the building plans have been paid for and developed. They are ready or nearly ready to be submitted and the unfortunate thing about rental housing in our about our tax system rather in the City, is it is very difficult to build rental without some form of tax exemption, so we will see how it all shakes out in terms of the taxes and this project. Jay, did you want to comment on the shuttle?

Jay Valgora - I cannot speak to the fact whether the shuttle would be public or private. I can tell you on, for example, another project that we just did on 58th Street. It was actually too difficult for them to keep it separate from the residents and they decided to let everyone use the shuttle and actually it was more effective. I cannot speak to what will happen here because we are in the middle of a rezoning, but I know on the other project that the developer elected to make the shuttle available to everyone and in fact it improved the overall service and it benefited the whole community.

Jordan Press - I mean this is kind of the beauty of the public engagement process. Around ULURP is some of the problems that we have go far beyond this project. We are not going to be able to solve all the affordable housing crisis or the sewer problems, or what have you, but we can chip away at some of those issues, and so I would say with regard to the bus service in the area, which is vital just given the peninsula's location in the borough, I would love to work together with this board and the Council Member in approaching the MTA for improvements.

Chair, Marie Torniali – This might be the perfect time Jordan, because they are reevaluating the Queens Bus Network, so this could be the perfect time for that.

Tyron Gardner – I have been living in the Astoria Houses since 1975. I am a longtime resident of the Community. I would like to know what are going to be the benefits for the people that live in the NYCHA Housing area and the immediate surrounding area. What of this project is being built there?

Jordan Press – I will answer a few, and then my colleagues can pick up the affordable. The 335 Affordable Housing units will go through a lottery, but there is currently a 50% preference for Community Board residents, and you have our absolute commitment to work with your Tenant Association and with the Community Board and the Council Members office to make sure that the ballot box is stuffed with interested residents who might want to look to move. I think that open space connection to the water is a value to everyone in the Community and then you know Alex spoke about the Urban Upbound space, when we first spoke with Urban Upbound about partnering with them, and we were talking about jobs. What was said to us was developers always come and they talk about jobs and it does not really translate, and that was the whole idea behind the Urban Upbound incubator was that when you have, 1300-1400 homes coming in that they are going to have all kinds of needs, for healthcare assistance, for child care assistance, for all kinds of needs that local residents can assist and can be paid to do, but we want it done in a professional way so that they can really benefit. That is the goal of that Urban Upbound job incubator. I am sure there are others, but those are the resiliency, of course, but I wanted to highlight those for you, Mr. Gardner. Thank you.

Andreas Migias - Thank you, Madam Chair, and thank you to all the presenters for being here today. I want to say I am fairly new with zoning. I have seen a couple of proposals and I think this one is the one that has been best explained. I am thinking a lot along the same lines of a lot of other people here about the general affordability for the lottery-based apartments. I want to reiterate one of the questions, that is being asked in the Chat and by a couple of the other members that I am not too sure has been explained very clearly, one being that, if there is any consensus or general estimate on what the market rate rents would be at these units. Number two, if a more affordable, like a deeply affordable option has been discussed and if that would be potentially considered.

Jordan Press - I think what you are referring to on deep affordability is that there is an option under the Mandatory Inclusionary Program to have fewer units affordable, but at a deeper level. That is something that we are taking as input and we will keep talking with the Council Member.

James Hedden - I think on the market rate units we are going to try; it costs a lot of money to build this. Obviously, we need to mark this, we are trying to make the units efficient, so they are affordable. We recognize that we are going to need to be affordable to compete with Long Island City and everything else.

Chair, Marie Torniali - Thank you. Are there members of the public who want to speak?

Pastor Gilbert Pickett - Thank you for this opportunity. I am Pastor Gilbert Pickett, I have been pastoring in North Queens for the last 24 years, and I have so many residents from Astoria and West Queens, who commute to our church. I am in support of this project based upon the fact that it is offering 300 units of affordable housing, even though it is by way of lottery and any means necessary, is a good means for individuals to try to better themselves. Moving out of NYCHA Housing and work that NYCHA needs to, of course do, but you have quality of life, individuals in NYCHA Housing who want to better themselves. When I look at this project and when I think about the fact that Urban Upbound who has been doing a great work in that community will have space, as well as, restaurants and the long-term employment opportunities that will come with this project. I think that it is a great thing, beautification is always needed and necessary, and based upon the fact that I served as moderator in Brooklyn, Queens, Nassau and Suffolk, and the calls that I get all the time for affordable housing, especially in this area of Queens, is hard to come by. This project will be an asset to those who are looking to upgrade their living conditions, especially with something as beautiful and affordable as this project, so I am definitely in support of it.

Reverend Hassan Clark - Good evening everyone, my name is Reverend Hassan Clark, I am the Senior Executive Pastor of the Center of Hope International in Long Island City, Queens, New York. I am in full support of this project. I am born and raised in Astoria Housing, where I am tonight. My entire family, my grandmothers, my entire family have lived for generations in this community, to see something like this come into our community, also with my church and with the organization that we work with, hundreds and hundreds of people's lives will be impacted by this coming into our community. The chance to have the opportunity to have a different place to lay your head. I know what that means to the people that live in NYCHA, because that was me, and so I am asking for the support of all of those that are on the Board to please vote, yes for the project. Thank you.

Samara Grant – Hello, Community Board, my name is Samara Grant and I am a resident of Astoria Houses. I am here today to show my support of the project that has been supporting us these past few years, when I think back to COVID-19 and hard times our community has faced. I am so grateful for the people who have pushed through. Many families are struggling to put food on the table, families did not have turkeys for thanksgiving or gifts for the holidays. We found out about this project when we were given a box of fresh food with a note about the Halletts North Project. They generously donated to us when we needed it most as I learned more about the project, I realized that the generosity does not end here. They have committed to building a space for Urban Upbound and Zone 126 in an intergenerational room that will offer programs to help people of all ages. This is the kind of project I want to see in our community. We need developers who care, and I believe Halletts North does. Thank you very much.

Marquis/Markeet Jones (inaudible) – Hello, my name is Marquis/Markeet Jones, I am a resident of Astoria Houses. I am speaking today to show my support for Hallett's North and the hundreds of affordable homes and the homes this project will bring. Simply put, we need affordable housing and Astoria, I love where I live and hope to one day move out of NYCHA, but stay in the Community. I want to be close to my parents and build a family where I grew up, when I return from college and start my first real job. I likely won't be making enough to live here anymore. This is upsetting to even think about, it is upsetting to hear people against the project that brings 300 plus units for

people making a modest wage. This alone makes the project worthwhile. Thank you for your consideration of the Hallett's Project.

James Matos – Hello, Community Board, my name is James Matos, I am 17 years old and a lifelong resident of Astoria Houses. I joined to testify in support of the Halletts North Project. When I heard about this project, I was shocked and it was being built so close to where I live, new projects bring new shops, new people with jobs, new opportunities, new community spaces, safer streets and general improvements for our community. We are a community on the rise. I want to see this area flourish and for this development to integrate with the existing community. I am advocating on behalf of students like me, to see a brighter future for our corner of Queens. I look forward to the much-needed facelift to this area. Thank you for your consideration.

James – Hello everyone, my name is James. I have been a resident of Astoria Houses for over six years. I would like to say, I think it is a great thing that you are doing and I welcome your project and I appreciate it, it will be a great thing for the neighborhood becoming a mixed neighborhood, that is what I am looking forward to. It mixes us far as nationalities and I think it is a great thing you are doing. Thank you very much.

Claudia Coger – I am blessed and highly favored, good evening. Everyone it is a great pleasure just for me to be able to sit here this evening. One of the reasons for that is because, in the beginning of the discussions of the Halletts Point area, Jay Valgora came to me, he wanted to know from me as the leader in the development at that time, of what this organization could do for the people in the Astoria Houses. I appreciated that, acknowledged that as given as faith being grateful for that. My name is Claudia Coger, I have been a resident of Astoria Houses for over 60 years. I am the former President of the Tenant Association. I am a tireless advocate for social welfare, education and tenants' rights in the in the Astoria community at large. As an advocate for my community, I speak today in support of the Halletts North Project, because it will bring new investment resources and affordable housing options to our neighborhood. For the past two years, Halletts North has proven to be a true community partner and has shown a vested interest in our neighborhood. You know the past two years has been very tough and very hard for the entire country, but they came to the table to offer their assistance to us here. The Halletts Team has been on the ground talking to residents, hearing our opinions leading support when we were most in need throughout the Pandemic. The Halletts North Team played an instrumental role in the food distribution happening daily at Astoria Houses in October 2020. A severe gas leak in Astoria Houses left residents without gas. Halletts North partnered, with the Astoria Houses Tenants Association and they distributed 21 consecutive days of hot meals to the residents, whether it was food distribution, holiday gifts for the children or Turkeys for Thanksgiving. When we needed support, Halletts North was there for us. I look forward to a continued conversation with the development team as to how this project can benefit the residents of Astoria Houses who live just minutes away from the proposed project. I am excited that our community will have a new programming and access to the waterfront. I just wanted to put this part in when they started to talk about it. One of the things that I brought to the table was that not only Halletts Point but also the Durst Organization that this community would not become a gated community and I felt like the Community Board, would stand with us on that point because the gated community would have torn down our lives, it would have destroyed the waterfront and they listened to what we were talking about. Their designs are showing it right now, that this waterfront will not be gated, it will be open to the entire population and I appreciate that. I thank you all for listening and I thank you all for being here for us here in Public Housing. Thank you.

Donna Dickerson – Hello, my name is Donna Dickerson and I have lived here all my life. I was born and raised in Woodside, Queens but Astoria has been part of my life for a while. I think it is beautiful that they are going to have this project. I think it is great, I just pray that there will be more stores available for us. Our Community does not have any enough stores, but hopefully they will make more stores, that is my main concern. Thank you very much.

Nicole Williams - I am the Education Specialist here at Urban Upbound's Astoria Office. I am going to speak on behalf of our Director, Natasha Peterson, she could not be here tonight, but she did prepare something for me to read, Dear Community Board 1, My name is Natasha Peterson and I am the Director of Urban Upbound at the Astoria Office. I am speaking today in support of the Halletts North Project and the Urban Upbound's Astoria Office. We are dedicated to providing a suite of integrated programs to residents of the Astoria Houses and members of our underserved communities rooted in the jobs, plus model our office, connect those who come through our doors to employment opportunities, job training programs, one-on-one financial counseling, start to finish: tax filing, mental health services and small business and worker co-op incubation. Unfortunately, the state of Urban Upbound's Astoria Office itself often creates barriers that disrupt or impede our ability to deliver services. For instance, the office often floods, leading to program delays. Also, the office's aging infrastructure sets a grueling pace at which we must make extensive repairs. However, through the Halletts North Project, the Urban Upbound's Astoria Office will have an opportunity to finally escape the cycle of emergency maintenance and can continue to offer vital programs now in a space that our staff and those we serve can be proud of and inspired. This will be made possible through access to a brand-new community space within the new development for no cost named after long time Astoria Houses Community Activist, Ms. Claudia Coger, who we just heard from. Urban Upbound, will work with other essential neighborhood nonprofits, such as our partners at Zone 126, to turn the space into the state-of-the-art intergenerational community space that residents of Astoria Houses and surrounding communities deserve. Thank you for hearing my testimony this evening signed, Natasha Peterson.

Lorraine Moore - I work at the Reality House, which is located in Astoria, 8-13 Astoria Boulevard. Reality House is an organization that gives services to individuals dealing with issues of addiction and homelessness. We endeavor to achieve cultural competency throughout our agency and to respect each client and treat them in a dignified manner. I am speaking today in support of the Halletts North Project as I believe it will be a valued asset to our community. The intergenerational space will allow Astoria residents and the Community to enjoy a new building, new space for local non-profits like ourselves to offer programs the partnership with Urban Upbound and Zone 126 is a tremendous opportunity. Thank you very much for the opportunity to speak.

Peter Caines – Hello Community Board 1, my name is Peter Caines and I am speaking today in support of the Halletts North Project. I am a member of the Center of Hope International and a member of the staff as well. Given my involvement in the Church, I have grown to love the Astoria area and those who reside here. Most of my days are spent in Astoria or Long Island City, but unfortunately, given the astronomical rents in the area moving closer to where I work, and worship is not an option. When I was first informed of the Halletts North Project, I was thrilled to hear about the new, affordable housing. This project would offer having an additional 300 plus affordable units in our community would give people like me a chance of moving into this great neighborhood. I support any project that will provide affordable housing, which is desperately needed.

Dannelly Rodriguez - Good evening all, my name is Dannelly Rodriguez. I am an attorney, a long time Astoria native, born and raised. I lived on Crescent Street and Hoyt Avenue. I am a first generation Dominican-American. My Mom was a caretaker over at Hour Children, a non-profit organization, and my Father was a small bodega owner. For years living on Crescent Street and Hoyt Avenue, two things went up, new buildings, just like the one in Halletts Cove and the rent in the 90s. The rent was \$800 dollars in 2008. The rent was \$1700 and, throughout that entire time, my Mom, who was working to take care of us, adopt children who were from Hour Children, my Father, who was making bare minimum in a bodega in East Harlem. The only thing that they could not find was an affordable house. While all these buildings were being built, just like Halletts Cove, they would apply for the lotteries. They would never get a hit, if it were not for Section 8. Lord knows Section 8 needs help as well as NYCHA, we would not be living in New York City, and it would not be thanks to any of the buildings that we have seen built on 21st Street, all the way from Astoria Boulevard, all the way down to Long Island City, Gantry Park, buildings go up, the rent has gone up and if it were not set for Section 8, my family would not be here. I think Urban Upbound has done great work in our community to help with employment and countless other things, but when there is leadership that stands to benefit from increased property values, this shows a serious conflict of interest in the organization and their intentions supporting this project. I stand firmly against this project because it will price our community, prime example, you look at Long, Island City and the Gantry Park Plaza and all the buildings that have been there, a lot of when they built those buildings, they said well Queensbridge, the Public Housing will be able to access the waterfront there and as soon as our community started utilizing that waterfront they started policing us. This idea that public housing tenants of Astoria Houses are going to stand to benefit from public access waterfront is I think a front, and that should be an abysmal standard to set for how NYCHA tenants who have been struggling for years, how they should stand to benefit from new development in our city, access to a waterfront when people are living without heat and hot water, even if they could hit the lottery, which is impossible. I have been applying for years, even if they could hit the lottery the cost of the affordable units cost more than what they pay at NYCHA. They would not even be able to afford it in the first place. This project will increase the cost of living for the people in the surrounding area. The stores that they have built in the area will not be affordable to our tenants and the working-class people, like my Mom and my Dad, who helped build this community alongside countless other working-class people in this community. These buildings are not for my Mom who came from the Dominican Republic to build her family, they are not for my Father, who worked in a bodega for years trying to pay rent every year as hard as possible and still could not afford it, had to sell his bodega because it was not enough. This does not benefit our community and we should not support it. Thank you.

Reverend Bobby Moore - Thank you so much for allowing me to speak here on tonight. Community Board 1, thank you. I am Reverend Bobby Moore overseer of the Astoria Baptist Church, located at 31-17 21st Street in Long Island City. I would like to express my unwavering support for the Halletts North Project, the project itself, the Halletts North Team has been in the Community with local clergy and other community members and leaders for a few years and have made many efforts to keep us engaged and informed of this particular project. Beyond the new affordable housing and job opportunities this project offers a new community space for Urban Upbound. I was part of Urban Upbound when it was first formed way back when and to see us have the opportunity to expand and do better for our community it is going to be great. It helps Zone 126, our two organizations who have done incredible work in this community for over 15 years, I trust that this partnership will bring valuable resources to the residents of Astoria, who need it the most and allow these organizations to continue supporting our community and empowering our youth and our children. Urban Upbound has incubated businesses in Astoria already, and the businesses innovation space, truly, this would be apart from other projects in the area, I have faith. This project will help empower and create many more small businesses, fueled by local, aspiring entrepreneurs. I support the Halletts North Project and I ask you to do the same.

Renzo Ramirez - Good evening Community Board 1, my name is Renzo Ramirez and I am a Member of 32BJ SEIU. 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 project, 32BJ supports responsible developers who invest in the Community. I am happy to report that the developers affiliated with Astoria Owners LLC, have reached out early and made a credible commitment to creating prevailing wage building service jobs at this site. We estimate that the mixed-use development like the one proposed by the developer, will be permanently staffed by an estimated 2,122 service workers and will also have approximately 1,400 new units of which 350 of those units will be affordable housing in accordance with the Mandatory Inclusionary Housing Program. These jobs are typically filled by local members of the Community and because of this commitment will pay family sustaining wages which help bring working families into the middle class. These apartments are needed for working people in Queens. This commitment to good prevailing wage jobs will give opportunity for upward mobility, security and dignity to working class families. For these reasons, we are in full support of this project. For these reasons, we respectfully urge you to approve this rezoning. Thank you so much for your time.

Jeremy Welsh-Loveman – Hi, my name is Jeremy and I want to comment in the strong support of this free zoning. I think more housing is good, more affordable housing is good and more market rate. housing is good. Now, I am a renter, I have seen firsthand how competitive the rental market in the City is right. Now, it is vital that the City build more housing to absorb some of this demand. Some people on the Community Board complain that the market rents in the new development will be high and therefore only high-income earners could afford these new units. Well, if these people could afford these new units, they could also outbid people like me for existing units. I

would much rather, people live in these new developments to compete with renters like me for existing housing. Thank you.

Kimberly Elliott - Hi, my name is Kimberly Elliott and I am a resident of Astoria Houses. Unfortunately, I cannot support this bill, the AMI is too high, especially for our seniors and our people with disabilities. They will not be able to go anywhere at that point with that AMI. I wish you all would make the AMI lower, but you discussed it and some of you did discuss the bus access. He mentioned the Q18 and I am going say, I think he mentioned another bus, but he did not mention the Q103, the Q102 there are four buses that come down here: MTA buses, but there are also a bunch of school buses that come through here. Our main street is 27th Avenue, we cannot go or come without going down, 27th Avenue and that street already going up it, is unlivable. Let me give you this information, because I am living it, it is unlivable right now, so you are talking about the construction you are talking about 300 apartments for maybe 200,000 applications. I want to know, because one of the guys also mentioned, how do you stuff the lotto connection? I do not support this. The AMI needs to go lower, so I can go into those buildings, then somebody else, who is homeless, who is displaced, can have this apartment, but the AMI needs to come down.

Liones - Good evening, my name is Liones. I am an Astoria resident, an Astoria Houses Resident. I am not for this bill that is being brought to the table. I have been living out here since 1989 with my mother and I do not think this plan is affordable for the residents that live here, I reside here. I have been with gas outages, where we had no gas. That is a common thing, our human rights were violated at that time and we had to make sure we stuck together to make sure people got back their gas within the 80-day range that we had to deal with. The residents were still paying their rent, but their rights were violated. I would love to hear more information about the project, but right now, I don't think I can support the bill and I think our voices need to be heard more, where we can have a platform, where others can engage and speak about the pros and cons of this because this affects a lot of people's lives, senior citizens, children, young adults. I am for all the pros on it, but I am sure there is a lot of cons too and that is all I have to say.

Chair, Marie Torniali – Who else wishes to speak on this item? (Hearing none) I am going to close the hearing, it will be voted on during the business section, thank you. Can I get a Motion to adopt the March 2022 Minutes?

BUSINESS SESSION:

Adoption March 2022 Minutes

Motioned by Dino Panagoulas; Seconded by Antonella Di Saverio.

Chair Report:

I just want to welcome our new Board Members. We have seven (7) new Board Members. I am going to call your name, if you could just say something very brief about yourself that you want the Board to know. I am going in alphabetical order.

Tyrone Gardner – Hello everyone, thank you for allowing me to be a part of this amazing Committee (Community Board), it is definitely an honor. I myself am a long-time resident, I stated earlier I am from Astoria. I am definitely liking this information that we are hearing. I am a Senior Coordinator for an organization that works with individuals that are re-entering into society and my whole vision for my community is about upliftment. Anything that is for the benefit of my community as a whole, I am loving it. I just want to thank everyone, and I want everyone to have a great evening.

Adam Fisher-Cox – Hi, everyone, excited to be part of the Board. I am Adam Fisher-Cox, I am interested in keeping our Community streets safe, to our transportation as well and excited to work on those issues, as well as many others.

Huge Ma - Madam Chair, my name is Huge Ma. I am super excited to be on the Board with all of you. I have been an Astoria resident for almost three decades and just really looking forward to making the Community a better place with all of you.

Sam Massol – Hi, it is a pleasure to be part of such a passionate committee (Board), where clearly people care deeply about the Community and I look forward to working with you all to make Astoria a better place.

Andreas Migias - Thank you, Madam Chair, thank you for the welcome. I am really excited to be here. I have lived in Astoria all my life. My grandparents and my parents have lived here since the late 60s early 70s, I am quite familiar with the area. I am excited to learn more about what is going on in the Community and hear opinions for and against, on proposals like these. I am really looking forward to giving whatever opinion I have, and hopefully doing the Community well.

Corrinne Wood-Haynes – Hi, good evening everyone. Thank you for having me on this great committee (Board), it is an honor. I am currently the President of the Queensbridge Residents Association, and I am looking forward to bringing a greater awareness to our communities about the importance of Community Board 1 and the work that it does.

Chair, Marie Torniali - Thank you and welcome. Tenzin Dechen, are you back? I believe he might have had to go to a class, so next time. It is great to have all these Board Members, the new ones and, of course, the long timers. I look forward to working with all of you.

District Manager Report:

Good evening, last night, Monday, April 18, 2022 I attended a meeting hosted by the MTA which was to discuss the New Queens Bus Network Design. The attendance for such an important meeting was not up to par. Our office shared the advertising to this meeting for approximately 2 weeks daily on social media. We also reached out to News NY1 requesting it be advertised through their website. Today, on News NY1, Queens Borough President, Donovan Richards was a guest speaker, speaking about the program and its outreach which was wonderful. While the MTA tried to do outreach, this week's meeting met a lot of challenges due to the multiple religious holidays overlapping and Spring recess which enable residents to vacation or visit family. MTA stated this meeting was the beginning of dialogue and not the end. The agency has a calendar of dates posted on their website for future meetings as they are attempting to go through Community Board by Community Board. The next scheduled meeting will be held Thursday, April 21st and the following Tuesday, April 26th. You must go to the MTA Bus Redesign site to register; this is a virtual meeting. The changes will impact the entire borough, so your voice is incredibly important. Please share the dates and information with your colleagues, friends and neighbors. Our office emphasizes the importance of reviewing sections of our district that are important, transportation deserts, the match up of the OMNY card and MetroCard to the ferry service, outreach to District 30 schools and PTAs, HANAC, Senior Centers and NYCHA Resident Associations for input. We also noted the importance of advertising in local publications and translation services. Please keep this important topic a conversation. Tomorrow, April 20, 2022 there will be a Town Hall to discuss the proposed Innovation QNS Project at the Museum of the Moving Image, the event will open at 4:00 p.m. with two (2) 90-minute sessions for Q&A, the location is 36-01 35th Avenue and registration was welcome but not necessary. The Town Hall will discuss the proposed new development bounded by 37th Street to Northern Boulevard and 35th Avenue to 36th Avenue in the Southwest section of our district. Welcome to all of our new Board Members, thank you for your service and have a wonderful evening.

Chair, Marie Torniali - Thank you, Florence, before I go on to Committee Reports, I believe that Assembly Member Gonzalez-Rojas is on the call and waiting to say a few words.

Assembly Member Jessica Gonzalez-Rojas – Hello everyone, Happy Easter, Happy Passover and Happy Ramadan for all those who celebrate. I am sorry I was not able to join at the top of the hour, but I really just want to welcome everybody, and thank you all for your service and all your incredible insights. I was listening to the whole presentation prior to just now, thank you for your important voice. There are just a few updates I want to share. We just got through passing the fiscal year, 2023 New York State Budget, there are some real programs that were able to fund and deep investments that we were able to make in terms of education, in terms of expansion of Universal Pre-K, child care centers on CUNY campuses, support for our safety net hospitals, which I know in Queens, is so important. We have so few hospitals and they need all the support they can get on broadband projects, funding to assist residents with utility arrears. I have gotten many of your bills, we know how expensive it has been, and we have set up a program that will be launched shortly to help folks who are unable to pay. I also want to note that the New York Hall of Science, also got funding. I led on a few important efforts, including \$41 million for Ida Relief for homeowners. If your home was damaged by Hurricane Ida and you are unable to get funds from FEMA, they have established a relief fund for you, so I will be putting things in the Chat. I want to make sure that people are aware of the program and how to apply once it is launched. I also led on increasing funding for the nutritional outreach and education program that will increase funding to enroll folks in SNAP, which is the Supplemental Nutrition Assistance Program, it is one of the best ways to fight hunger. Undocumented people are eligible, there are so many folks who are eligible, and we just need to get the word out. We were also able to secure important reproductive justice elements in the bills and protecting folks who give birth to ensure they have access to abortion care; we are able to secure 1.1 billion dollars in emergency rental assistance program. If you are behind on your rent, we have funding for you, it also helps landlords as well and there is a program called the Landlord Rental Assistance Program. We also secured about \$30 million dollars in community-based gun violence, programming. I know violence has been a concern in the Community and there are wonderful institutions and organizations that are serving as violence interrupters and we have more money for them. We were able also to secure Medicaid coverage for postpartum care up to one year, despite immigration status and health coverage for undocumented immigrants who are 65 and older. Those are just some big wins from the budget. There are a lot more, but I wanted to keep it down to those, that I was really fighting for. A couple upcoming events, we are hosting a paper shredding event on May 21st from 10 a.m. to 2 p.m. in the parking lot of Staples and McDonald's, which is on Broadway off of Northern Boulevard in the Woodside area. We are also hosting an e-waste drop-off, if you have an old computer, old VCR, any old electronic equipment, you are welcome to drop it off in our office on Mondays, from 10 a.m. to 4 p.m. We have lots of interesting archaic equipment in our office, so please feel free to get it to us and we will make sure to get that cycled. We have partnered with Red Cross to install free Smoke Alarms in your home. My team can also send information to have you sign up. From someone who has dealt with three (3) fires in my district, in the 15 months that I have been in office, please have your smoke alarm installed and if you do not have one, please reach out to us. Lastly, I want to remind folks that there is a Home Energy Assistance Program (HEAP) that folks can apply for and there are additional funds for Ida Relief for those who are not undocumented, who are also ineligible to even apply for the FEMA funds. We will provide that information below as well. I am excited to share, and I think I have shared before that through redistricting, I will gain a lot more of Community Board 1. I currently only have a handful of blocks, but I will be gaining a large part of North Astoria. I look forward to continuing to be here and listen to your concerns and be an advocate both in the Community and up in Albany. Thank you so much for your time.

Chair, Marie Torniali - Thank you and thank you for stopping by to update us.

Committee Reports:

Rosemarie Poveromo, Airport Committee - Thank you, Madam Chair. Good evening, everyone. I have updates from the LaGuardia Redevelopment Team. LaGuardia flight activity has almost returned to normal; it is approximately 95% of 2019 volume. LaGuardia passenger activity is approximately 75% of 2019 volume. Construction of the New Terminal B is complete. The announcement by Governor Hochul, Mayor Adams and Port

Authority was in January. Demolition of the old Central Terminal Building is nearing completion. New Terminal C Arrivals and Departures Hall will open later this spring in 2022, new solar panel array, a Top Terminal B Garage to be unveiled this Wednesday, April 20th. More than two billion dollars in contracts were awarded to certified minority and woman business enterprises. That is largest amount awarded for any public private partnership in New York State history, more than \$800 million in contracts were awarded to local Queens-based businesses, eleven four-year full-tuition scholarships to Vaughn College awarded to local students from East Elmhurst, Corona and Astoria. Regarding the LaGuardia mass transit, the light rail link, evaluation of 14 options to improve mass transit access is well underway in consultation with three independent experts. There were two (2) public workshops on this issue held in Elmhurst and in Astoria in March. Thank you, Madam Chair.

Dino Panagoulas, Consumer Affairs Committee - Good evening everyone. Huge welcome and warm welcome to our new Community Board Members, I hope to work with you guys closely. On to the Consumer Affairs Report we have, if you can open up your spreadsheet that Florence kindly sent, I believe there are 21 businesses. There are a few duplicative in nature, but 21 businesses we have not had any real concerns or anything of that sort brought to us by our partners at NYPD. If I can please get a motion to accept these.

Motioned by Brian Romero; Seconded by Irak Dahir Cehonski

Chair, Marie Torniali - Is anyone opposed? Seeing none, that Motion carries. Thank you so much.

Dino Panagoulas - Thank you. One other thing, as the warmer weather comes up, one of the things that Florence and I have discussed a number of times, there are going to be businesses that may be getting loud. We want all businesses to be good neighbors with everyone that lives in that neighborhood. Again, one of the things, if you guys, are having difficulty with any of the businesses being too loud as far as music is concerned, please bring it to the office's attention and then we will deal with it in an appropriate manner. Whether it is bringing in the business owner or having side conversations trying to get them to alleviate any of the concerns that are brought by our Community Members. Again, you are our eyes and our ears, we cannot be everywhere so anything that we can do to help alleviate these types of situations, I would appreciate it. We will definitely help the Community as much as we can. Thank you for that and with that I bid you all a good night.

Chair, Marie Torniali - Thank you.

Antonella Di Saverio, Environmental/Sanitation Committee - We had a meeting a couple of weeks ago, about a couple of things: the Haloacetic acids, the high level of contamination of water. We were told that our area has not met the critical level of toxicity, however, we have a bunch of questions. We do not know how close to the acceptable level the contamination in our area is. We have come up with a bunch of questions and Florence is going to send it to DEP and hopefully, we will have answers to those questions. We also had a presentation from the Manhattan Solid Waste Advisory Committee, Joyce Bialik. There is going to be a proposed bill regarding cigarette butts and vape waste. There is also going to be a panel on this subject tomorrow, I am going to post a link that you can RSVP onto in the Chat. Dominic, I will let you take it away from here.

Dominic Stiller, Environmental/Sanitation Committee - We did a deep dive into this proposed bill in the Assembly called the Tobacco Product Waste Reduction Act and the content of our letter of support includes these seven points here that have just put in the Chat. Main components of the proposed legislation and reasons why CBI Environmental Committee voted in favor of sending a letter of support, a proposed bill, and these are all pretty much verbatim from the bill. One, cigarette filters have been determined by Surgeon General to not improve the safety of tobacco products, Carcinogens are drawn more deeply into lungs when ventilated filters are used. Two, cigarette filters have been determined by National Cancer Institute to increase chance of lung cancer and recommends that the FDA should consider regulating filter use up to and including a ban. Three, E-cigarettes may or may not contain reduced nicotine, but these products contain or produce chemicals other than nicotine, which are known to be toxic, carcinogenic and causative of respiratory and heart distress. Four, litter cigarette filters are made of cellulose acetate, a form of non-biodegradable plastic, the small particles end up in waterways in the bodies of fish and other animals, and eventually back in our food supply. Five, litter e-waste, single-use electronic cigarettes and cartridges contain components such as lithium-ion batteries, as well as toxic chemicals and liquid nicotine that together qualify them as electronic or toxic and hazardous waste. Six, litter, the cost to individual municipalities of cleaning up cigarette butts and single use electronic cigarettes can run into the tens of millions of dollars. Lastly, cigarette butts are the most collected item internationally in beach and waterway cleanup programs. It is estimated that 845,000 tons of cigarette butts end up as litter annually worldwide, so we had as I say, a deep dive and got good comments from Juliet, Vanessa and Shahanaz. We voted to support this bill, and this is the verbiage of what we would like our letter to include. I guess will we vote on that, I am going to hand it back to Antonella.

Antonella Di Saverio – We would like to make a Motion. By the way, our entire Committee supported this effort and the Bill, but we would like to get a vote from the entire Board to support the letter to the Assembly and to the Senate .

Dominic Stiller – I just read in the Chat, I am Assembly Member Jessica Gonzalez-Rojas, I am one of two Co-sponsors of this Bill! Thank you to the Environmental/Sanitation Committee for your work. Thank you, Assemblywoman.

Chair, Marie Torniali - Did you get a Second on your Motion?

Antonella Di Saverio - Can I have a Second and thank you.

Seconded by Sam Massol

Chair, Marie Torniali - Thank you everyone. I am going to ask if anyone is opposed, speak now. I see no one, the Motion carries. Thank you, Antonella and Dominic.

Elizabeth Erion, Land Use and Zoning Committee - Good evening, everyone and welcome to the new Board Members. I just want to give you a summation of what went into the recommendation of the Committee, I hope you have all read the report. It was a great deal of work that went into this project. As Jeffrey had mentioned, we had met with the applicant four (4) times over the past year or two, and we carefully reviewed, what could be built under the zoning and what the zoning would allow, what the zoning waivers and the authorizations for the waterfront would provide, what they were seeking and what they would be providing. We reviewed the plans for the development and looked at how the proposed MIH program was going to benefit the Community in terms of the number of apartments that were being proposed early in the review and the Committee also discussed and commented on the scope of work that determines what the environmental analysis was going to be conducted for the EIS. We reviewed the proposed mitigations when the DEIS, the Draft EIS was released and that was in the end of March. April 6th was the first time we really talked about it. There were a many hours that the Committee went into this and a lot of us have been involved in previous projects that have come before the Board. What we try to do is look at the project is as beneficial, what benefits can come to the Community from this. It was important that we keep the new development family friendly. That is that the units that were being proposed were not going to be predominantly for single people coming into the area, so they were larger. We advocated for two-and three-bedroom apartments, the building heights and the massing of the buildings. We tried to make it more in keeping with some of the development that is going on in the area, although it is higher than what is to the east and to the south and Astoria Houses. What it does, the heights are staggered, and it allows more light and air into the interior of the buildings. We also sought to have better views towards the northern part towards the bridges, as you proceed to the waterfront, and they heard us. The Waterfront and 3rd Street were redesigned so that this would occur and in addition, there was no access to the water and, as you saw from the proposal that was shown, there is the outlook that is under review by city agencies, so that there is more visual connection with the Waterfront there. Regarding the MIH program, they described that they went from Option 2 to Option 1, and when you look at what is being proposed under the Option 1, it is the AMI that they are seeking to use, does not go beyond 80% of the AMI so the income levels are varied. They go from 33 up to the 70s and 80s, but that is for larger families and larger apartments, it does take in some of the lower income people who live in Astoria and would be eligible to apply for the lottery. The Draft EIS did confirm some of the impacts that the Committee had raised during its review, and also that have come up in the Chat, etc. tonight, but they have also taken a lot of the suggestions the Committee made concerning how to mitigate them. Most of these unfortunately, are still under review at the City Agency level, and we will not know how many of them will go into effect until the Commission votes on this, which will be sometime in May. That is the City Planning Commission, for those of you just becoming familiar with the process. I just want to state that there was Committee consensus to approve this project. The vote was 6 to 1 on this and in the Motion that was voted on, does not have any conditions to the approval, but there were strong recommendations that were made. We would like to emphasize again tonight that the applicants actually continue to pursue the possibility of the Overlook to interact with the water, that they add the on-site power generator, that they talked about using the geothermal energy. The third is that to mitigate some of the open space issues that have been pointed out in the EIS that we are supporting, that they provide a Comfort Station in Whitey Ford Field, which the Community uses, and would be a much-needed asset. The Motion that was passed by the Committee was to recommend the approval. We will have to do two (2) votes tonight. One will be the change in the City Map, which is Demapping 3rd Street in order to create the upland connection between 26th Avenue and the Waterfront itself, and then the second vote would have to be the remaining applications that have to deal with the zoning and all of the authorizations, the waivers that were being granted. The Motion was to recommend approval of these applications with the recommendations that I had mentioned about the Whitey Ford Field Comfort Station, the Power Generator and also to pursue the Overlook. Do we have a Second on that one?

Seconded by Jean Marie D'Alleva

Chair, Marie Torniali - For those of you who do not know Amy Hau, she is our First Vice Chair and she will be doing the Roll Call.

Amy Hau - Thanks Madam Chair and a warm welcome to all the new Board Members. I am going to go down the list for the vote of Demapping of Halletts Point North Development at 3-15 26 Avenue.

Total Vote is: Yes: 31; No: 2; Abstained for Cause: 2

Thank you and I can go on to the second vote.

Elizabeth Erion - The second vote is for seven (7) applications that have to do with changing the zoning, a waterfront special permits for heightened setback, authorizations related to the waterfront and the configuration of the waterfront phase, development and authorization for the phase development, a certification that will certify that they are complying with city regulations and the large-scale development plan. There are also legal documents, which is the restrictive declaration that memorializes the plan and all of the agreements they have with the City and the recommendation was to approve the Project. This is the second vote.

Chair, Marie Torniali - Are you asking for a Motion, Elizabeth?

Seconded by Gerry Caliendo

Roll Call by Amy Hau

Total Vote is Yes: 19; No: 14; Abstained for Cause: 2

Chair, Marie Torniali – Motions carry. Do you have anything further for the Committee Report.

Elizabeth Erion - The information about the Innovation QNS Project was given to the Board and that is really what we are talking about at this point. Our next meeting will be the first Wednesday of the month. It is in May coming up. That is, it, I do not have anything else to report.

Katie Ellman, Parks/Recreation/Cultural Committee - Welcome to the new Board Members. The Committee would like to acknowledge Amy Hau being a new Member of Socrates Sculpture Park's Board, congratulations to her and to all of us that get to work with her. A couple of events this week, on Friday in Rainey Park, there is an event hosted by Central Astoria Local Development, it is Family Fun Day at the Park from 12:00 p.m.-2:30 p.m. Rainey Park, for those of you that do not know is at Vernon Boulevard at 34th Avenue and on Saturday there is an Earth Day event in Astoria Park that is from 10 a.m. to 12:00 p.m. Kathleen and I as Co-Chairs welcome all members of the Board and the Public to attend our Committee Meetings, our next Committee Meeting will be in June with a date TBD. Thank you again, Happy Holidays to all. That is all that we have, thank you.

Mitch Waxman, Transportation Committee - Nothing to report other than I attended the MTA meeting discussing the Bus Redesign, which is going to be profound and will be altering the way buses have operated in Queens for a hundred years. I really suggest the members of the Board pay attention to this; it is going to be a big deal for us. I would just like to say hello to Huge Ma whose Turbo Vax is the reason I ended up getting a COVID-19 vaccination, thank you, sir.

Chair, Marie Torniali - Elected officials or their representatives, is there anyone here who would like to speak?

ELECTED OFFICIALS/REPRESENTATIVES – Announcements:

Ernie Brooks, Office of Congresswoman Carolyn Maloney - This is some notes from what Carolyn 's been doing. Last week on Thursday, she was able to oversee the opening of a new medical unit supplied by the Floating Hospital for free at Astoria Houses. It is going to start off with providing testing and vaccinations for COVID-19, but hopefully we will also end up being more of a full-service unit. It is quite permanent, it will be there for the minimum of a year, but hopefully more. Carolyn has been instrumental in getting funding and helping out the Floating Hospital. I just want to say this was an amazing discussion of the ins and outs of this new project. Carolyn's been busy, though obviously with the capturing of the suspect for that terrible shooting on the Subway, but she wanted to just put the word out, her admiration for the service of the First Responder's and Health Care Workers who assisted victims in the aftermath. This attack is a tragic reminder of the dangers of gun violence which Congresswoman Maloney remains dedicated to addressing. Last year, she introduced a comprehensive gun safety package in Congress and next Wednesday, April 20th she will be joining the Brady Center to Prevent Gun Violence, a non-profit for their volunteer recruitment and advocacy training event. In the light of these events, our Office also understands the importance of strengthening our communities. The Congresswoman was pleased to announce that all of our proposed Community Project Funding's requests were included in the Fiscal Year, 2022 Appropriations Bill, she assisted 10, NY-12 Community organizations to secure \$6.3 million (dollars) in federal funding. There is a new round of applications. On the federal level last week, the Congresswoman was honored to join President Biden at the Bill Signing of the Postal Service Reform Act, a historic piece of legislation sponsored by the Congresswoman. This act will modernize and revitalize the Postal Service implementing much needed reform and securing financial stability, so the USPS may continue to provide high quality service to all Americans for years to come, and we know how important this is. As elections will be coming up and as part of her work on the Oversight, she has been pushing for the Postal Service to revisit its contract and to move towards an all-electric postal fleet. That would be unbelievably important, that could be accomplished. The Congresswoman continues to support the people of Ukraine and the country's sovereignty and territorial integrity through both federal legislation and work being done at the casework level. Her Corporate Transparency Act (CTA) would crack down on anonymous shell companies, a tool frequently used by Russian Oligarchs to conceal their assets. She has also led the House Oversight Committee in passing legislation that would end U.S. Government business in Russia, sending a clear message that companies aiding and abetting Vladimir Putin's inhumane war against Ukraine cannot be in business with the United States Government. Thank you for having me and welcome to everybody.

Farah Salam, Office of Council Member Julie Won - Good evening, everyone, my name is Farah Salam. I am the Council Members Representative who represents, District 26. I just have a few updates, we have had a pretty busy past month, last week alone, we had New York Legal Assistance Group (NYLAG) at our office to provide one-on-one legal screenings. We hosted a Community Cleanup this past Saturday in Dutch Kills. We hosted satellite office hours at the Queensbridge Houses today and a few other with the Borough President's office later on. In the month, we will be co-hosting an Eid food distribution in the district on April 29th from 5 to 7 p.m., on 36th Avenue near the Community Fridge that is on 30th Street. A few things in regard to Policy and Legislation, the Council Member introduced two (2) pieces of legislation about a month ago. The bill's focus on expanding language accessibility. New York is required to provide information and services in 10 designated city-wide languages and telephonic translations in 100 languages per Local Law 30 from 2017. However, that law does not go far enough. Currently, emergency information from the State and Federal Government primarily provides services and alerts in English, and the City does not take responsibility when it comes to disseminating that information to the 1.8 million New Yorkers, who have limited English proficiency. The danger of the lack of this emergency translation service was made very clear over the past two years, with the Pandemic in the beginning of the Pandemic, and when Hurricane Ida hit us and caused flooding in many parts of our neighborhood, which tragically took the lives of so many in District 26 and the City as a whole. When warnings came, they were only provided in Spanish and English and not in many other languages such as Bangla, Hindi, Tibetan or any Arabic. Intro 136 would require public-facing city agencies to create procurement lists for community integrated translational services, this would immediately increase the City's capacity to effectively serve communities that are limited in their English proficiency and legitimize and compensate those for the work that many of our nonprofits are essentially doing it for free. This bill would also require comprehensive reporting on the use of these lists by language and organizations to ensure that

they can be held to task if they are not serving certain language groups. Intro 137 would require that the City include multilingual emergency notifications in their considerations when planning for emergency situations and translate and disseminate any documents produced as a result of an emergency declaration in New York City from the State and Federal Government into the designated city-wide languages. This would get important information into the hands of New Yorkers before emergencies and would also help them receive compensation in the event of loss. As many of you know and as District Manager, Florence Koulouris had mentioned, tomorrow, Innovation QNS is hosting their first Town Hall, this will be hosted at the Museum of the Moving Image from 4 to 7 pm, as this will impact the southern end of Steinway Street. Our office encourages Community Members to come and provide their input and to get any questions that they may have answered, and then lastly, I know this is not specifically in Community Board 1, but it affects a lot of people. The DOT has delayed opening the south outer roadway of the Queensboro Bridge until at least the end of 2023, the Council Member had met with the Queens Commissioner to push the DOT to open the south roadway. The Council Member will continue to demand the DOT to do a better job of notifying the public of service disruptions which had come up about two weeks ago in regards to pedestrian and bicycle lanes being closed for about two days, and so those are the updates that we have currently. The Council Member will also be meeting with Commissioner Ydanis Rodriguez later next week. If anyone has any questions, I will share that information in the Chat.

Chair, Marie Torniali - Thank you, I believe we have one more person.

PUBLIC SESSION:

Cormac Nataro – Hi, my name is Cormac. I am here on behalf of the 31st Avenue Open Street Collective, we are a group of volunteer residents who organize and manage the Open Street on 31st Avenue in Astoria, and we recently began operating again for the season in April. We just wanted to check in and provide an update to the Board, as well as the Community at large about the work that we are doing and what we have planned for the year. The Open Streets is a citywide program for those who may not know that is managed by the Department of Transportation where certain streets are temporarily closed to motor vehicle traffic and convert to public plazas, where you can gather and spend time outdoors in their neighborhood. Here in Astoria ours is on 31st Avenue, between 33rd and 35th Streets on Saturdays and Sundays, from 12 to 8 p.m., and it is really been a great resource to folks in the neighborhood, especially in this densely packed part of the neighborhood, that is far from larger parks. The Open Street program started in 2020. We have made a few changes since then, after listening to community feedback and consulting with the Department of Transportation, the hours of operation were reduced from 7 days a week, 8 am to 8 pm to the current schedule of just weekends, from 12 pm to 8 pm, and the distance was also shortened from 5 blocks, originally from 31st to 36th Street to the current iteration of two blocks in the fall. We also took a survey of over 600 local residents and some additional changes that we have made for programming this year include limiting the frequency and duration of amplified sound for events in order to avoid the causing noise concerns for residents, working to communicate better, loading zones and temporary parking areas where delivery drivers and customers making revisits to businesses on the Open Street can park without blocking traffic. Generally, including our improving our communication with businesses neighbors about the Open Street hours through proactive, flyer, better signage, including new barriers that we also have in English and Spanish on the Open Street. We have improved the quality of life on 31st Street, around 31st Avenue. All week round, we have been providing litter collection and trash removal. We have paid employees from the Horticultural Society of New York who come to collect trash on the weekends as well as we have been organizing volunteer litter cleanups with Community Members. We have worked with the Department of Sanitation to secure weekly garbage collection on Saturdays to remove our litter and debris. At the beginning of the season, we are actually able to clean up a lot of debris that had been on the Open Street or on the Avenue, I should say all winter and we are hoping to expand that to include waste baskets on the block as well, which were removed years ago. I understand if you visit the Open Street recently, you might have noticed that we recently installed new flower planters at each corner at every intersection which you are getting a lot of good feedback on. We are also really excited that we have partnered with New York City Health and Hospitals and we have been able to secure a lot of COVID-19 home tests and PPE. Last weekend we gave out over 500 free home COVID-19 tests to residents and to businesses in the area. We do encourage folks to check us out and get involved if you are interested in learning more, we do have a new website at: <https://31staveopenstreet.org/>; you can also email us at: info@31staveopenstreet.org if you would like to learn more. Last year, the programming that we did included a Halloween Festival, we had a Coat Drive, some fundraisers for Astoria: food pantry. We actually had a Holiday Market last year that raised over \$10,000 dollars for the food pantry and that is something that we brought into the new year. We had our first Holiday Market of the year, just this past Sunday raised about \$1,000 dollars again for Astoria's food pantry and created vendor opportunities for about 20 local small businesses. Last thing, I also want to add, is that we have a new urban farm stand on 31st Avenue now on Saturdays from 1 to 3 p.m. This was something the Community was very excited about, has been talking about for a while wanting something like this in Astoria and especially with the closing of Associated (Supermarket) on 31st Street, it is going to be nice to have a source of fresh produce in the area. Thank you for your time and please reach out to us if you would like to learn more, get involved.

Chair, Marie Torniali - Thank you being here and updating us and by the way, I did see the planters and they look great. Thank you very much.

The Chairperson, Maire Torniali asked for a Motion to Adjourn.

Motioned by Dino Panagoulis; Seconded by Katie Ellman

Meeting Adjourned: 9:50 p.m.

ATTENDANCE FULL BOARD MEETING

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola				Chelsea Lopez			
George Alexiou	✓			Huge Ma	✓		
Daniel Aliberti	✓			Jeffrey Martin	✓		
Louise Bordley				Sam Massol	✓		
Shoma Brahmanandam				Amin Mehedi	✓		
Ann Bruno	✓			Antonio Meloni	E		
Gerald Caliendo	✓			Andreas Migias	✓		
Irak Dahir Cehonski	✓			Doreen Mohammed	✓		
Jean Marie D'Alleva	✓			Eric Mouchette	✓		
Tenzin Dechen	✓			Stella Nicolaou	✓		
Antonella Di Saverio	✓			Dino Panagoulis	✓		
Katie Ellman	✓			Juliet Payabyab	✓		
Elizabeth Erion	✓			RoseMarie Poveromo	✓		
Mackenzi Farquer	✓			Brian Romero	✓		
Dean Feratovic	✓			Thomas Ryan	E		
Adam Fisher-Cox	✓			Dominic Stiller	✓		
Tyrone Gardner	✓			Andre Stith			
Shahenaz Hamde	✓			Marie Torniali	✓		
Evie Hantzopoulos	✓			Rod Townsend	E		
Amy Hau	✓			Judy Trilivas	✓		
Helen Ho	✓			Kathleen Warnock	✓		
Vanessa Jones-Hall	✓			Mitchell Waxman	✓		
Richard Khuzami	✓			Corrine Wood-Haynes	✓		
Amr Kotb				Rosemary Yelton	E		
Cristina Lastres	E						
Diana Limongi	✓						
Number Board Members Present <u>39</u>							
				Excused <u>5</u>			
Present _____				Absent <u>6</u>			

ASTORIA NORTH

RECLAIMING THE WATERFRONT

APRIL 19, 2022



PROJECT GOALS



**TRANSFORMATION OF
WATERFRONT FROM
TOXIC INDUSTRIAL RELIC
INTO NEIGHBORHOOD
FRIENDLY DESTINATION**

COASTAL RESILIENCY

- RAISE STREET 9 FEET

SUSTAINABILITY

- LEED SILVER

PUBLIC ACCESS

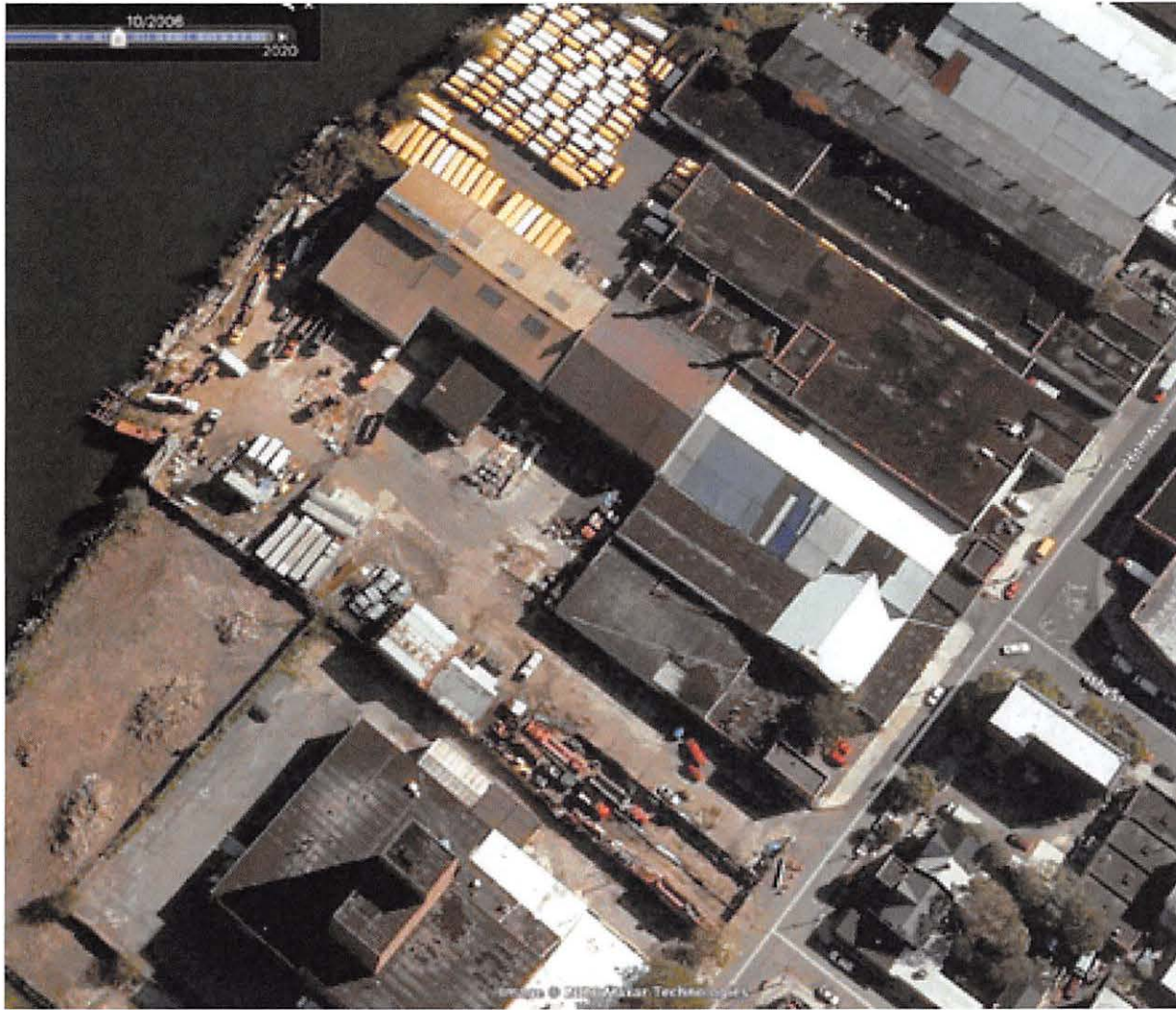
- NEW 3RD STREET
- 1 ACRE INCLUDING WATERFRONT PROMENADE
- 525 OFF STREET PARKING SPACES
- SHUTTLE SERVICE

~350 AFFORDABLE UNITS

ECONOMIC OPPORTUNITIES & EDUCATION

- 500 JOBS CREATED
- PARTNERSHIP WITH ZONE 126 AND URBAN UPBOUND
- HEALTHCARE PROVIDER
- ONSITE- THERADYNAMICS
- DESIGNATED MULTIPURPOSE COMMUNITY SPACE

WHERE WE WERE – 2013



WHERE WE ARE - 2020



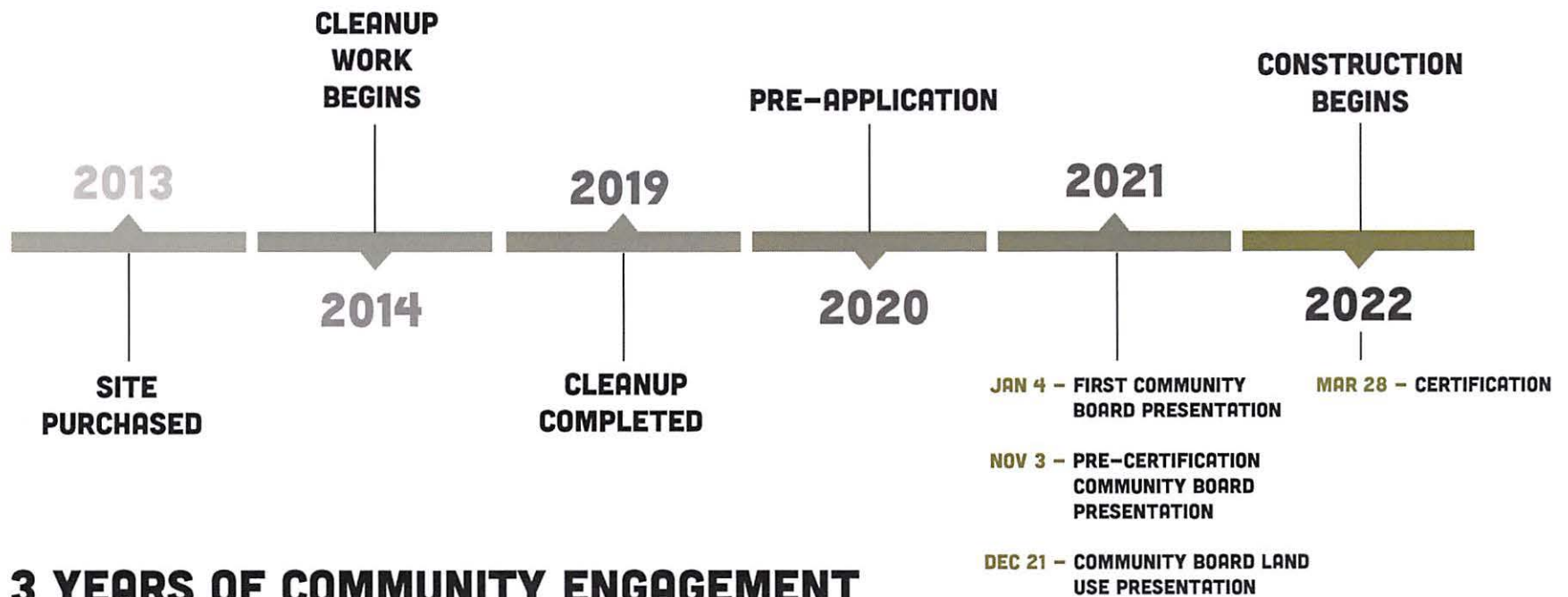
\$16 MILLION INVESTED

8,150 CUBIC YDS EXCAVATED

**PCBS AND PESTICIDES
REMOVED**

**STRUCTURES, SUB-GRADE
UTILITIES, AND CONCRETE
BUNKER DEMOLISHED**



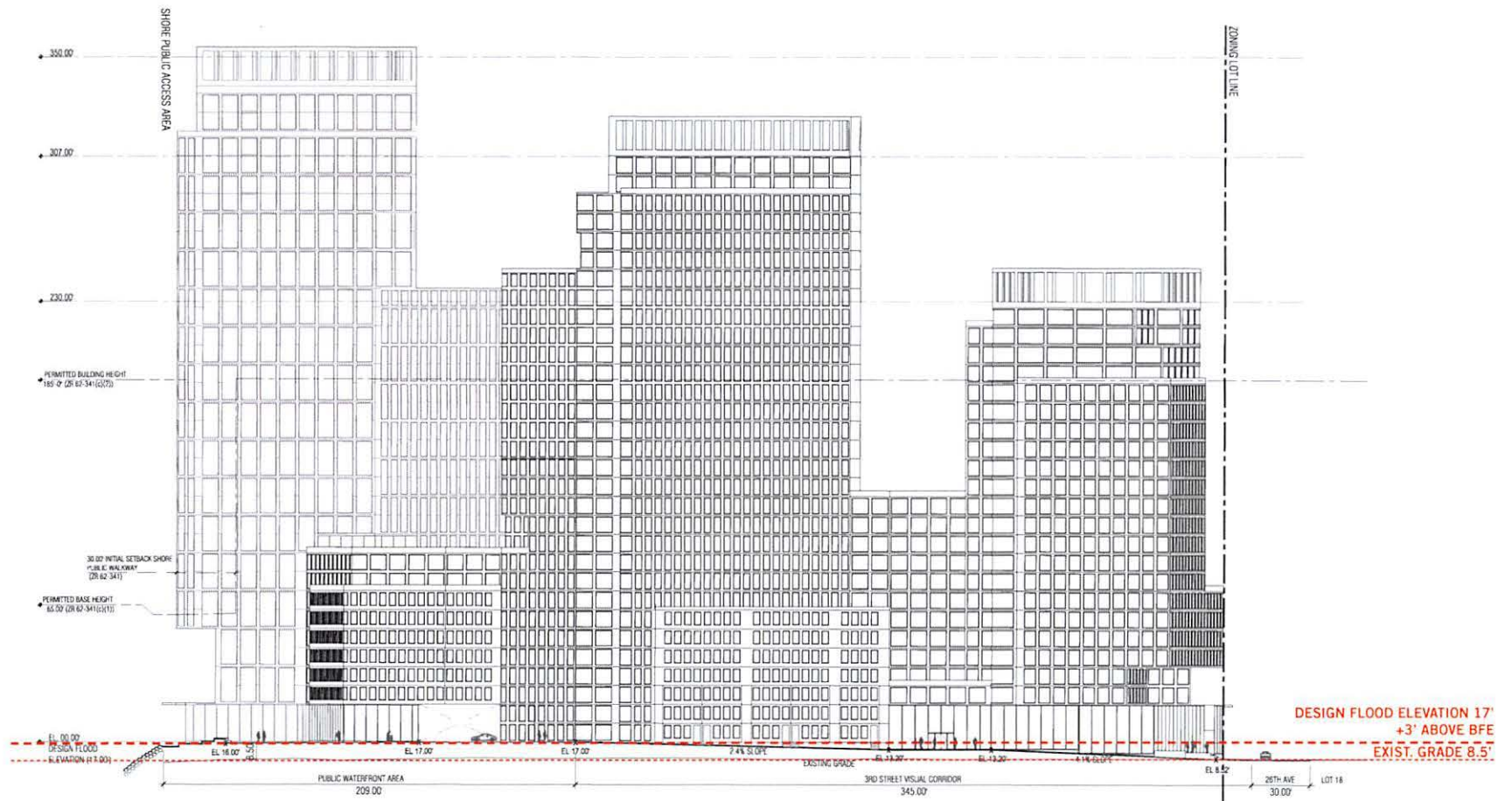


3 YEARS OF COMMUNITY ENGAGEMENT

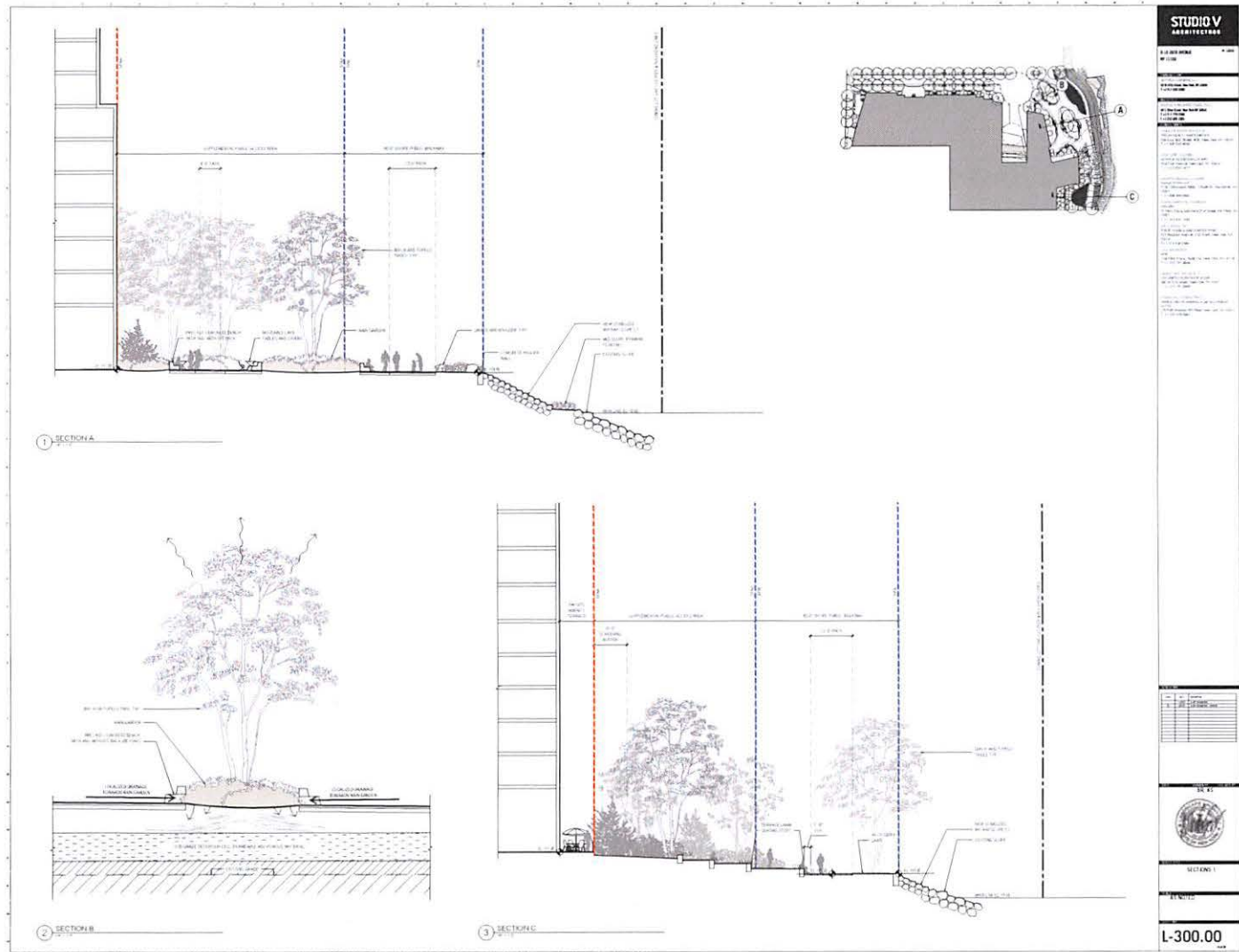
- FOCUS GROUPS
- OUTREACH TO NYCHA AND LOCAL CIVIC ORGANIZATIONS
- PARTNERSHIPS WITH LOCAL NON-PROFITS
- 4 PRESENTATIONS TO COMMUNITY BOARD 1

WE HAVE MADE WHAT WE'VE HEARD A PRIORITY

RESILIENCY OF OUR WATERFRONT



PLANNING FOR THE FUTURE

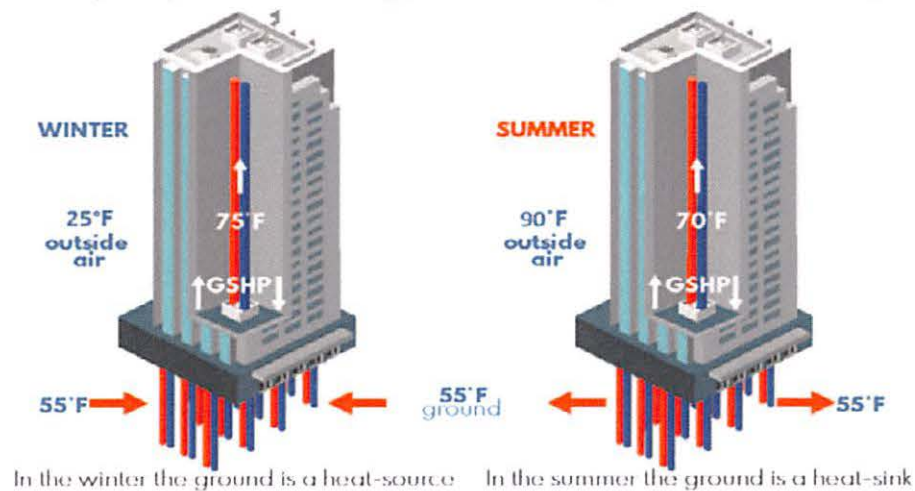


CLEANER AND MORE ENVIRONMENTALLY SUSTAINABLE

- REDUCING USE OF FOSSIL FUELS
- EXPLORING GEOTHERMAL TO SHIFT TO ELECTRIC
- INCREASED GREEN SPACE INCLUDING GREEN ROOFS

BASICS OF HOW GEOTHERMAL HVAC WORKS

Heatpumps move energy to efficiently heat or cool a space.



Closed loop geothermal heat exchanger

GSHP= Ground Source Heat Pump

ORIGINAL PLAN

GREATER UNIT MIX AND AFFORDABILITY OF HOUSING

BEDROOMS	OLD PLAN	NEW PLAN
1 BEDROOM	1,190	~950
2 BEDROOMS	175	~315
3 BEDROOMS	35	~75

AFFORDABILITY

GREATER UNIT MIX AND AFFORDABILITY OF HOUSING

BEDROOMS	NUMBER OF UNITS	AMI	RENT
1 BEDROOM	~80	40%	\$756
1 BEDROOM	~80	60%	\$1,204
1 BEDROOM	~80	80%	\$1,651
2 BEDROOMS	26	40%	\$900
2 BEDROOMS	26	60%	\$1,437
2 BEDROOMS	26	80%	\$1,974
3 BEDROOMS	6	40%	\$1,032
3 BEDROOMS	6	60%	\$1,653
3 BEDROOMS	6	80%	\$2,273

Approximately 335 units

PROPOSED ZONING ACTIONS

- Rezoning Block 911, Lots 1 and 49 from an M1-1 zoning district to an R7-3/C2-4 zoning district.
- Zoning Text Amendment to include the Project Area as Mandatory Inclusionary Housing Area Option 1.
- Waterfront special permit to waive height, setback, tower size, and maximum width of walls facing the shoreline regulations.
- Waterfront Authorization to modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors.
- Waterfront Authorization to modify requirements within the waterfront public access area.
- Waterfront Authorization for phased development of the waterfront access area.
- Waterfront Certification for waterfront public access area.
- Amendment to the City Map to de-map the portion of 3rd Street extending north from 26th Avenue.

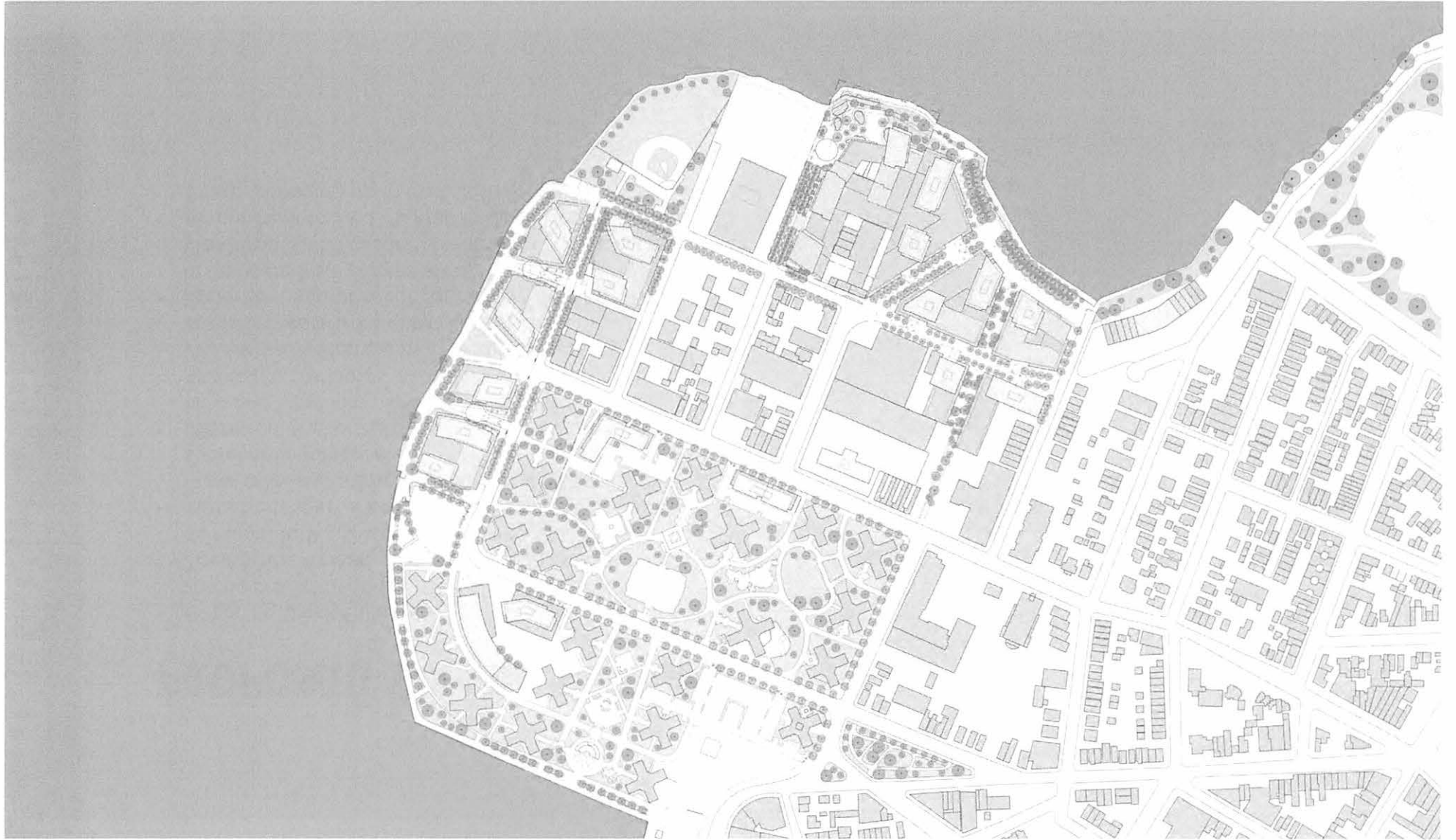
CONTINUED ENGAGEMENT

Further refinement of proposal through continued engagement with the community and stakeholders.

ULURP

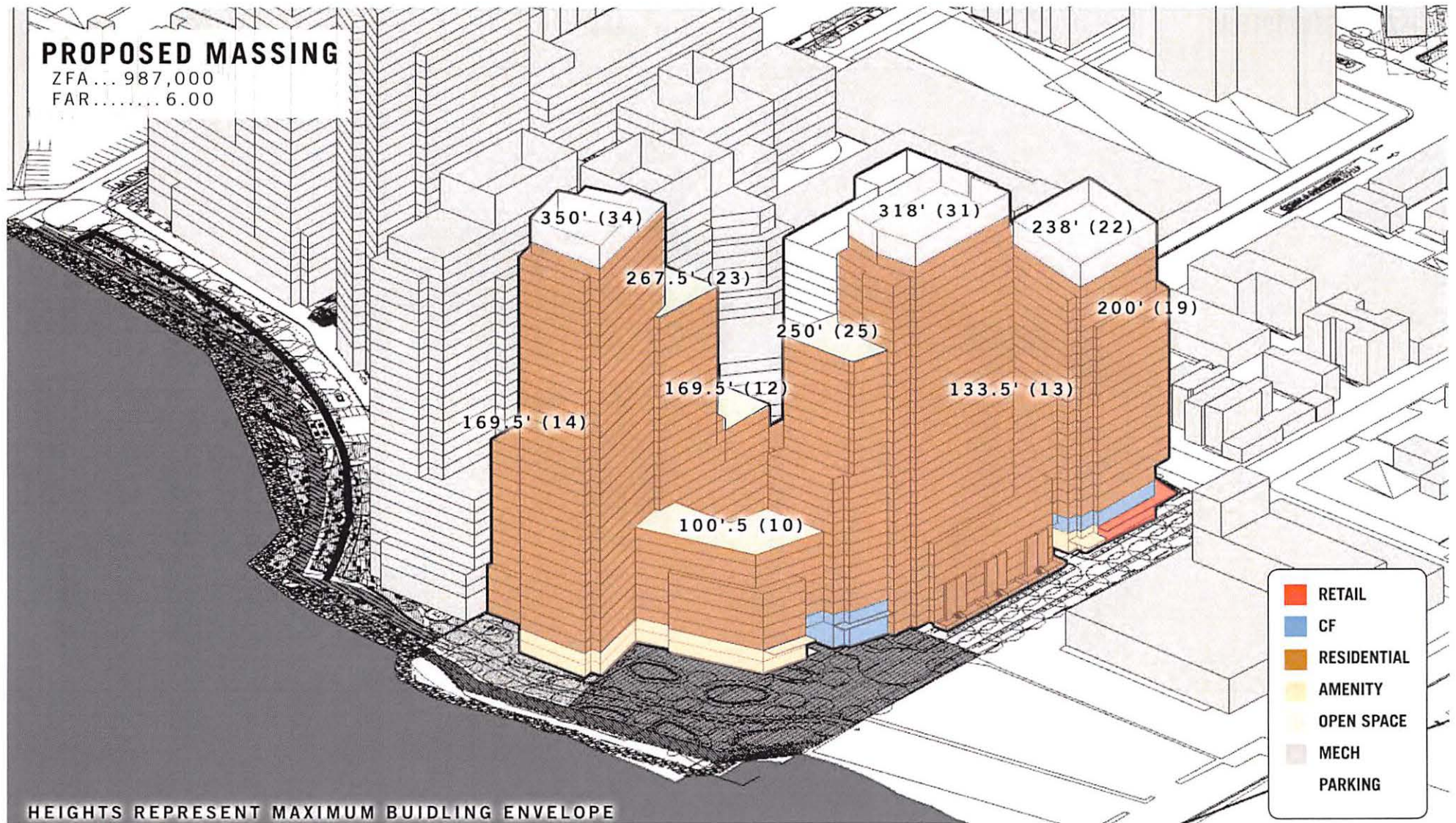
Public review and approval process to gain consensus and finalize plan including specific zoning actions.

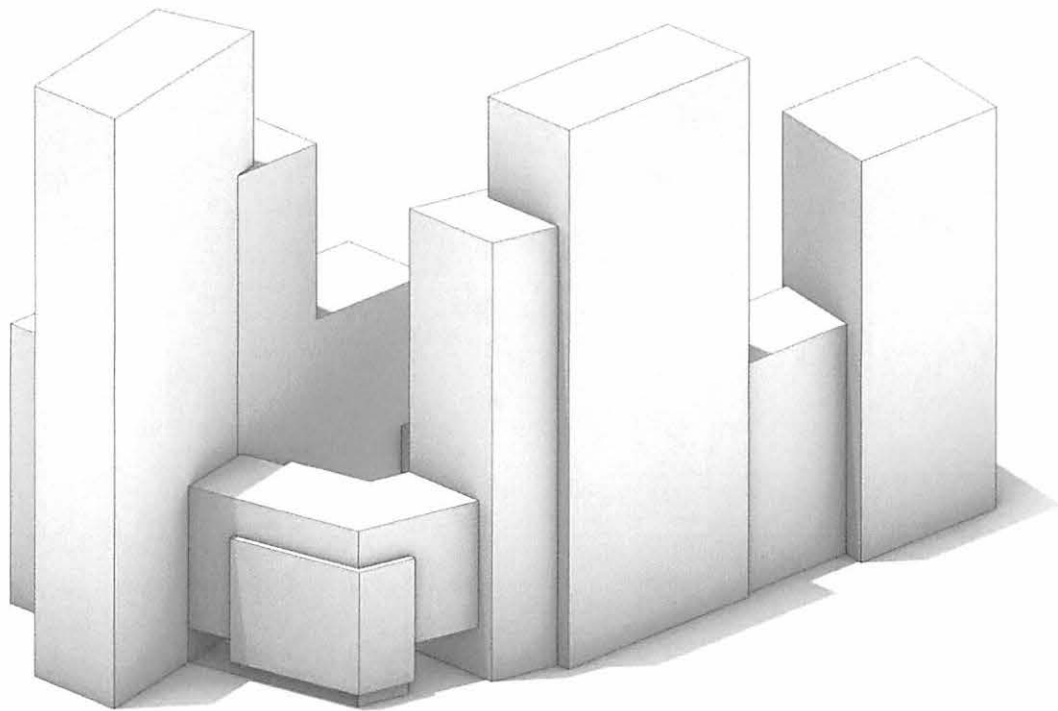
APPROVAL OF FINAL PLAN

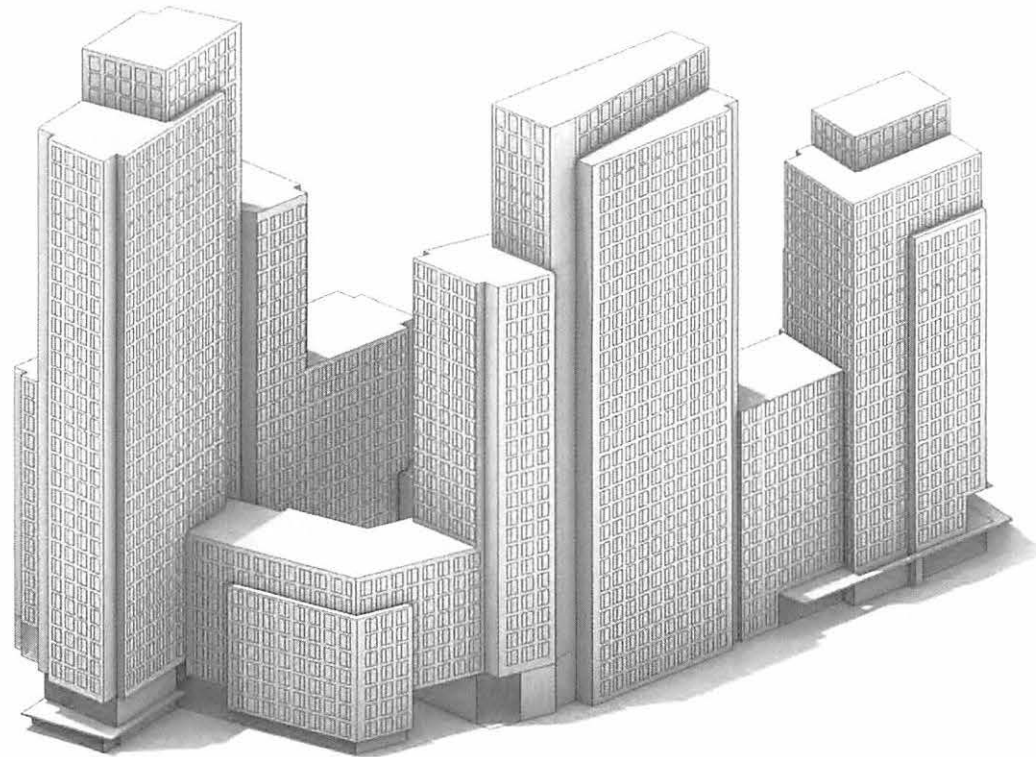


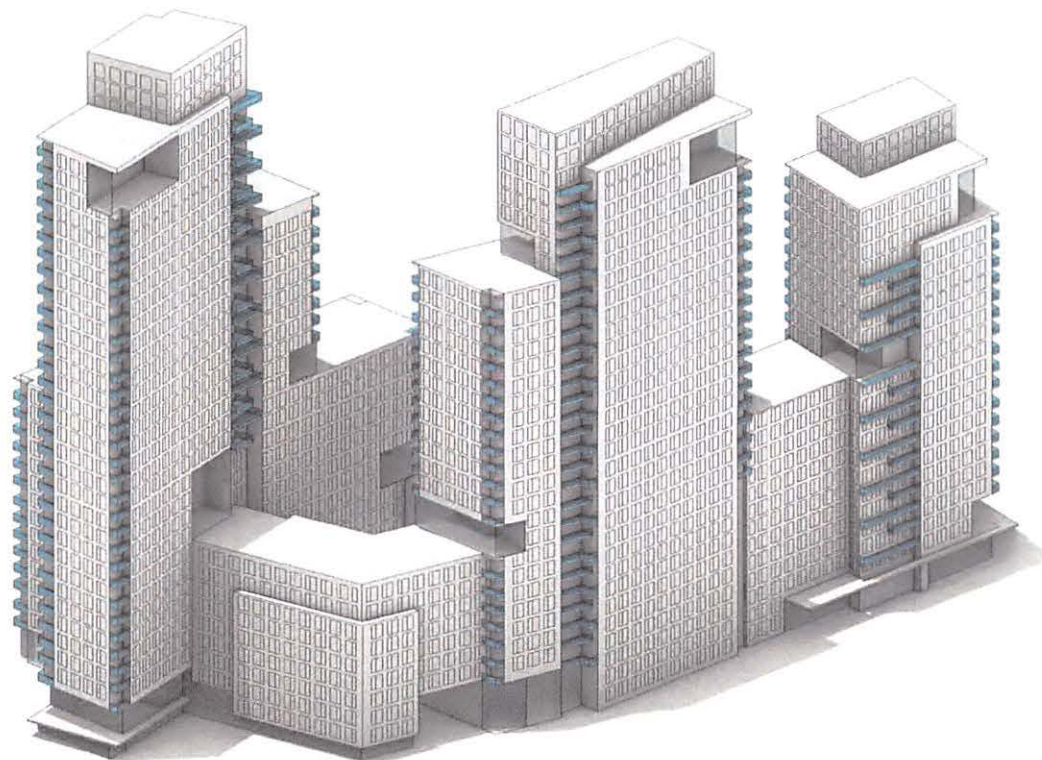
PROPOSED MASSING

ZFA... 987,000
FAR..... 6.00

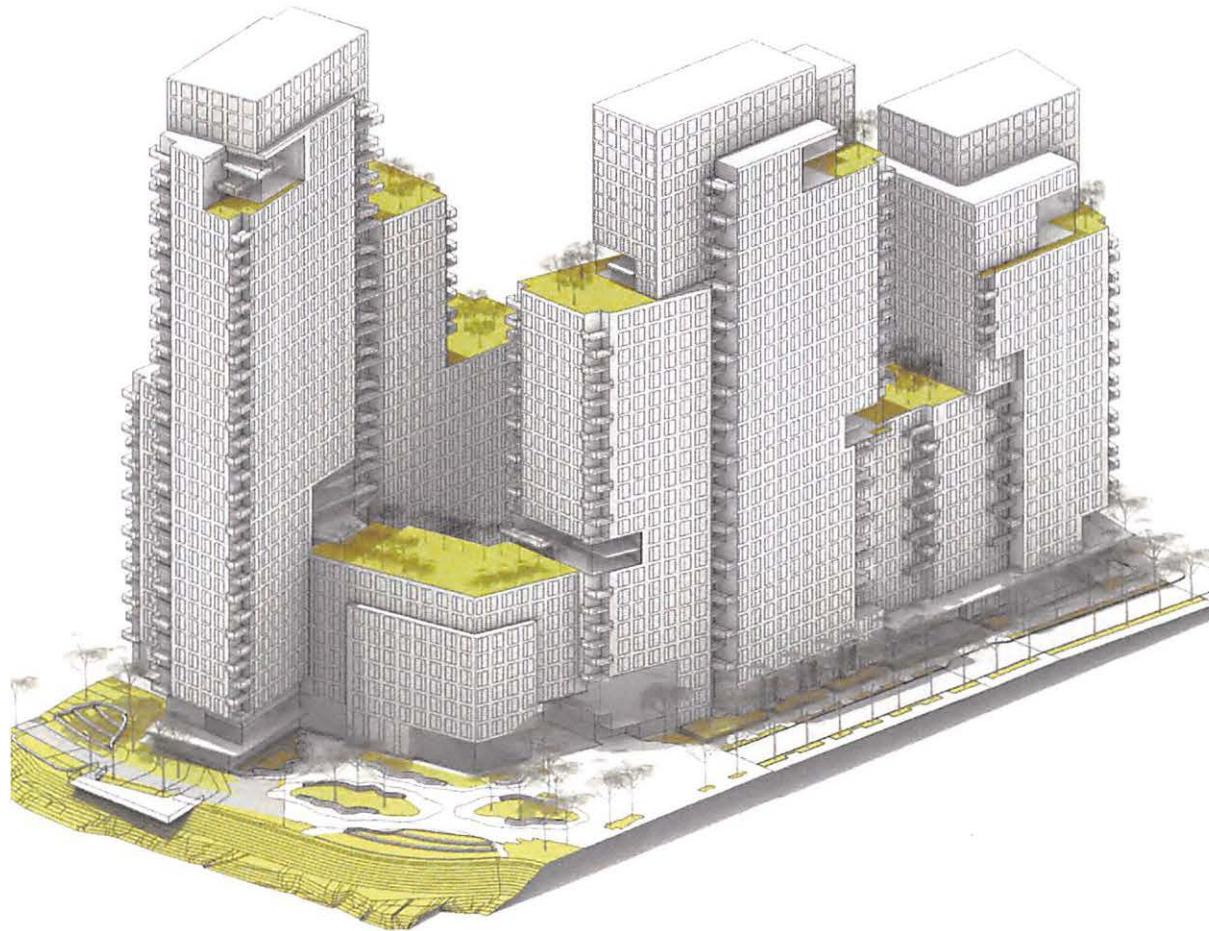


















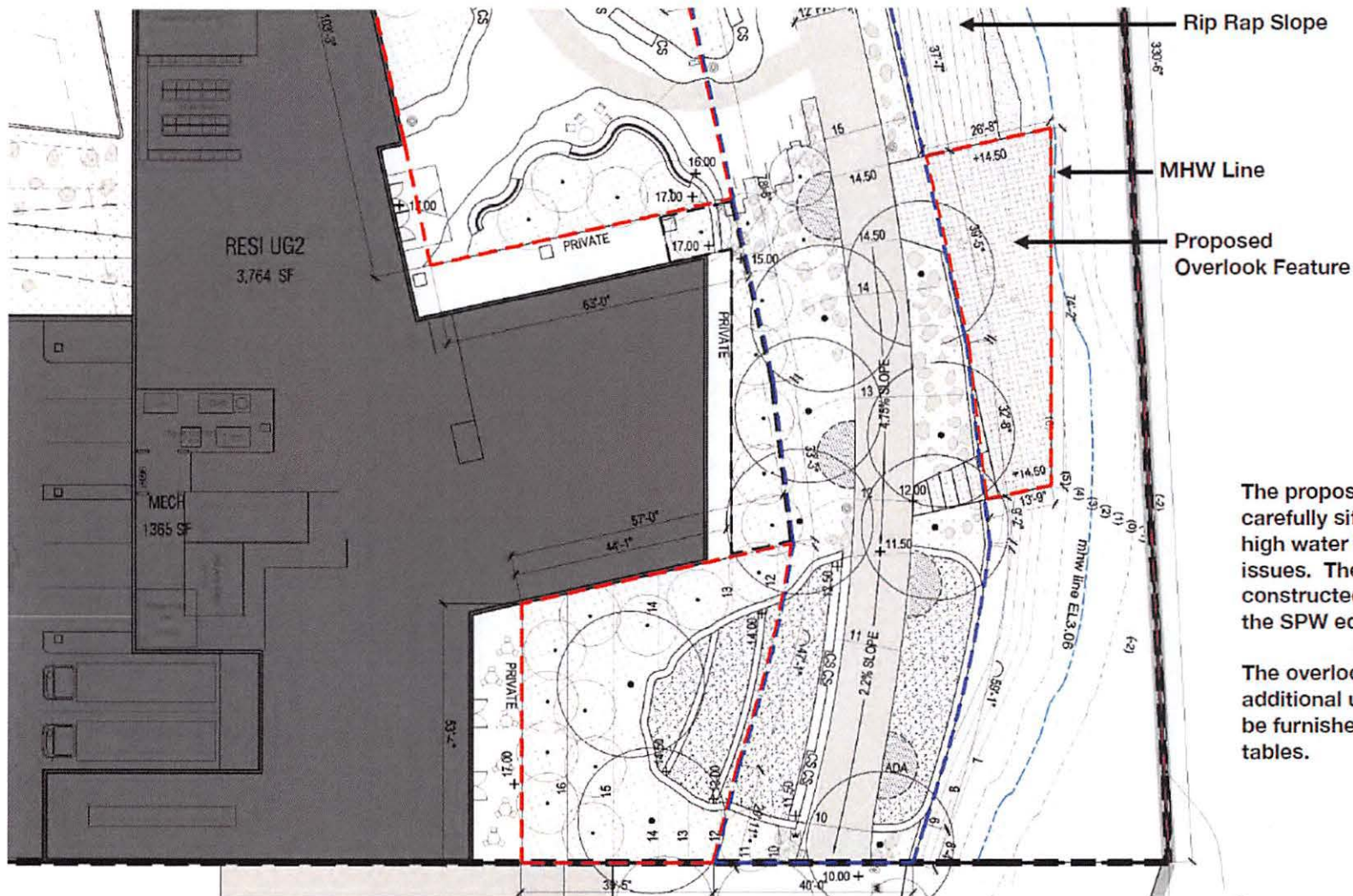






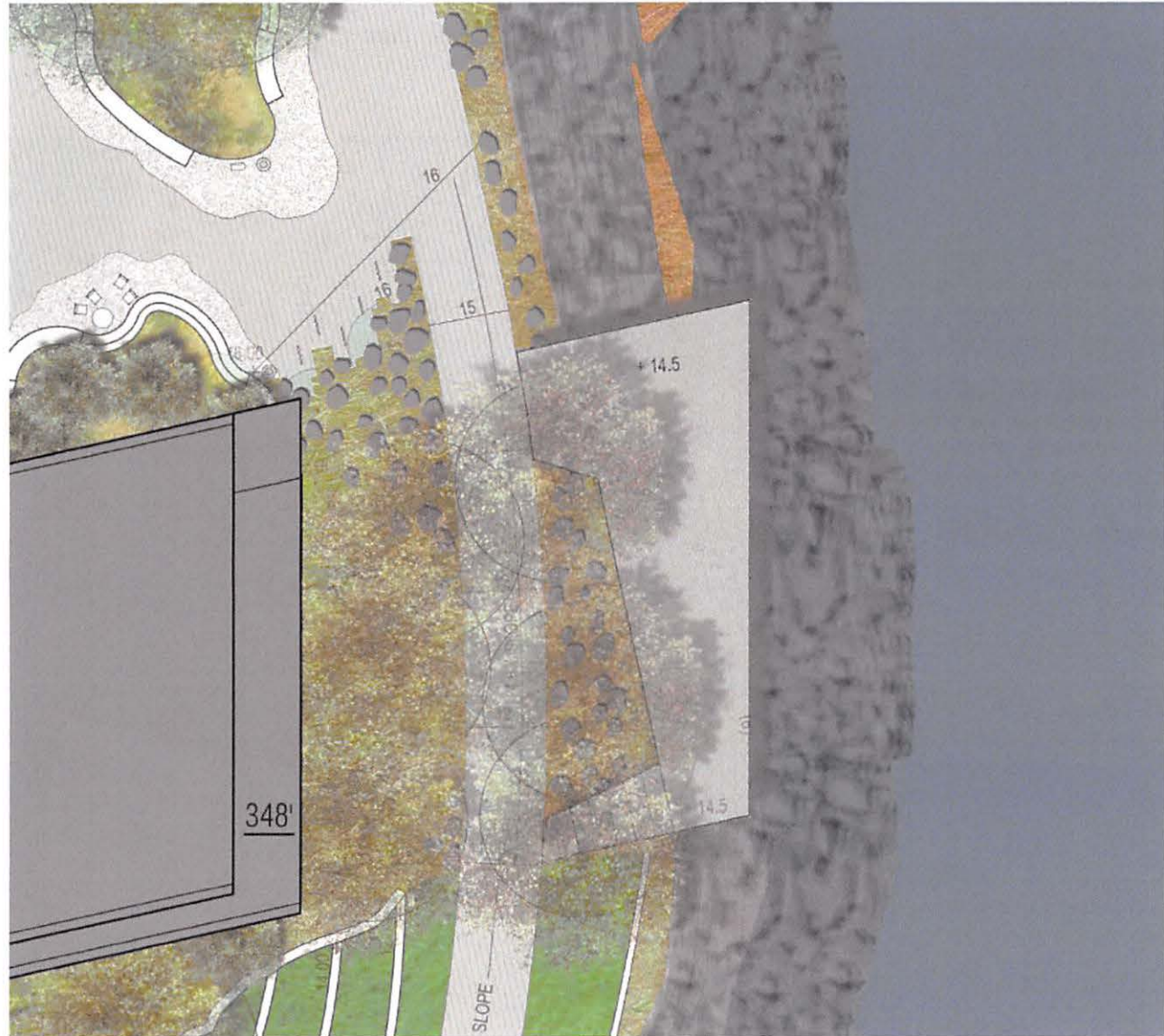






The proposed Overlook Feature has been carefully sited to not extend past the mean high water line to avoid environmental issues. The deck sits entirely over the constructed rip rap slope and outboard of the SPW edge.

The overlook deck provides 1,400 SF OF additional usable public space and would be furnished with seating and picnic tables.









1. RAINEY PARK
8.9 ACRES - LARGEST IN RAVENWOOD



3. GOODWILL PARK
0.4 ACRES - RECREATIONAL FACILITIES



5. ASTORIA HOUSES PLAYGROUND
1.3 ACRES



7. SHORE TOWER ESPLANADE
CONCRETE RAMP AND WALKWAY



2. SOCRATES SCULPTURE PARK
8.9 ACRES - OPEN STUDIO AND
EXHIBITION SPACE



4. ASTORIA HOUSES ESPLANADE



6. WHITEY FORD FIELD
3.6 ACRES - PROFESSIONAL QUALITY
BALLPARK



8. ASTORIA PARK
65.7 ACRES - LARGEST PARK IN ASTORIA
OLDEST AND LARGEST SWIMMING POOL IN
THE CITY



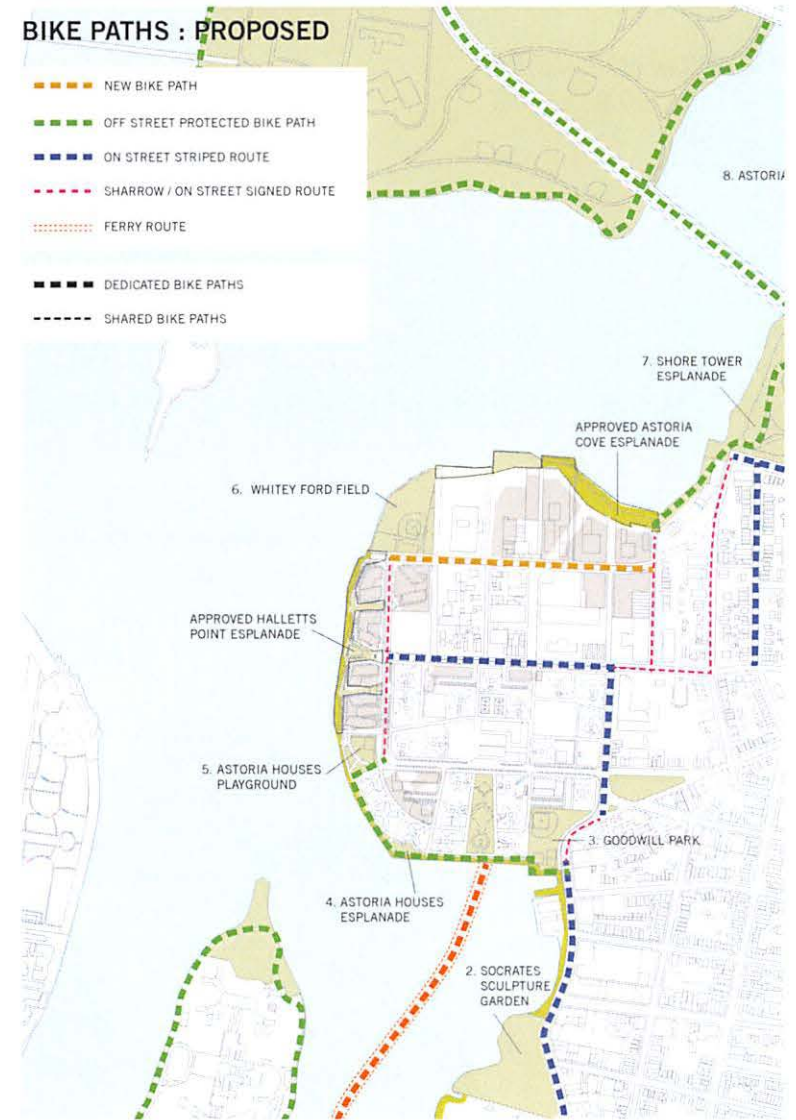
2.5 MILES OF
GREEN WATERFRONT

BIKE ACCESSIBILITY



BIKE PATHS : PROPOSED

- NEW BIKE PATH
- OFF STREET PROTECTED BIKE PATH
- ON STREET STRIPED ROUTE
- SHARROW / ON STREET SIGNED ROUTE
- FERRY ROUTE
- DEDICATED BIKE PATHS
- SHARED BIKE PATHS



COMMUNITY ENGAGEMENT

**ASTORIA HOUSES
TENANT ASSOCIATION**



FOOD DONATIONS

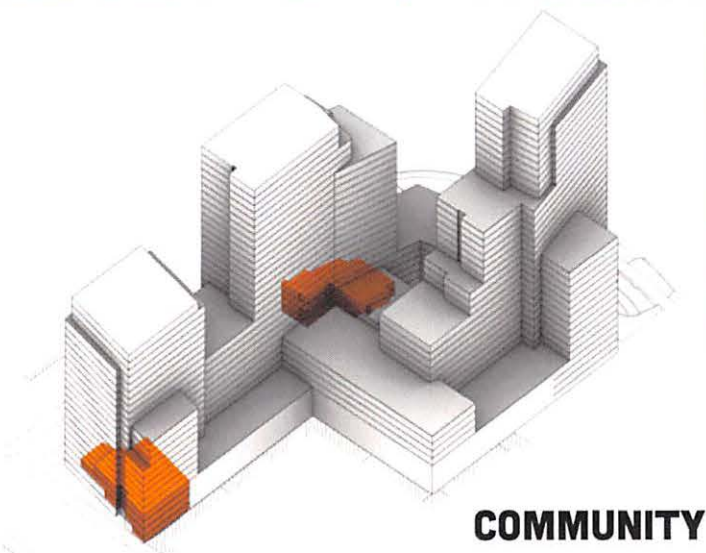


The New York Times

**“LOCAL NONPROFITS
LIKE URBAN UPBOUND,
WHICH WAS BEHIND THE
THANKSGIVING FOOD TRUCK
AND WHICH ALSO RUNS
A FOOD DISTRIBUTION
WAREHOUSE NEARBY,
HAVE STEPPED IN TO HELP.”**

COMMUNITY BENEFITS

ECONOMIC



COMMUNITY CENTER

**\$600
MILLION**

investment in
the neighborhood

**URBAN UPBOUND
JOB INCUBATOR**

job training and small
business development

ASTORIA NORTH

STUDIO V

KEN SMITH
WORKSHOP



LANGAN

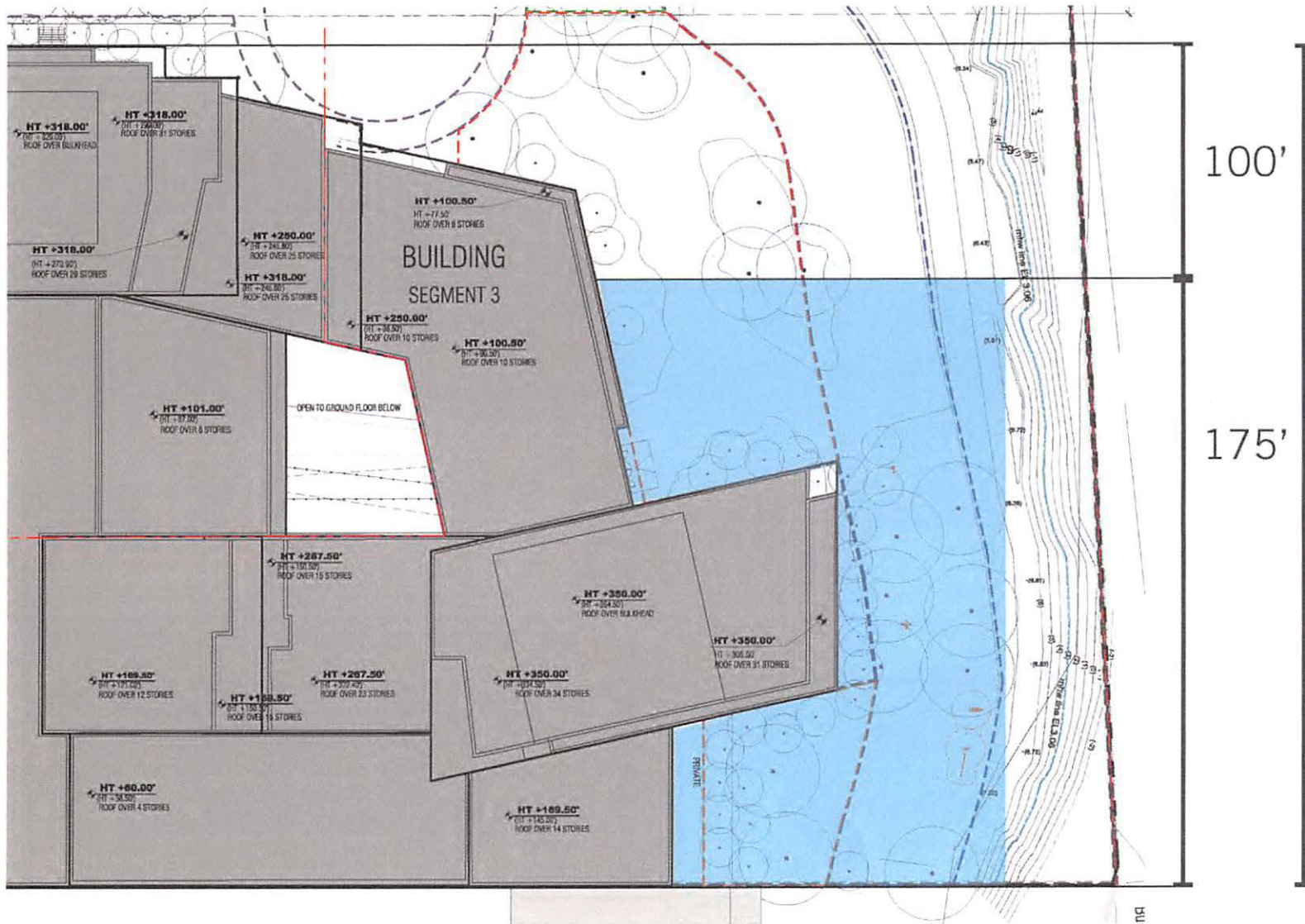


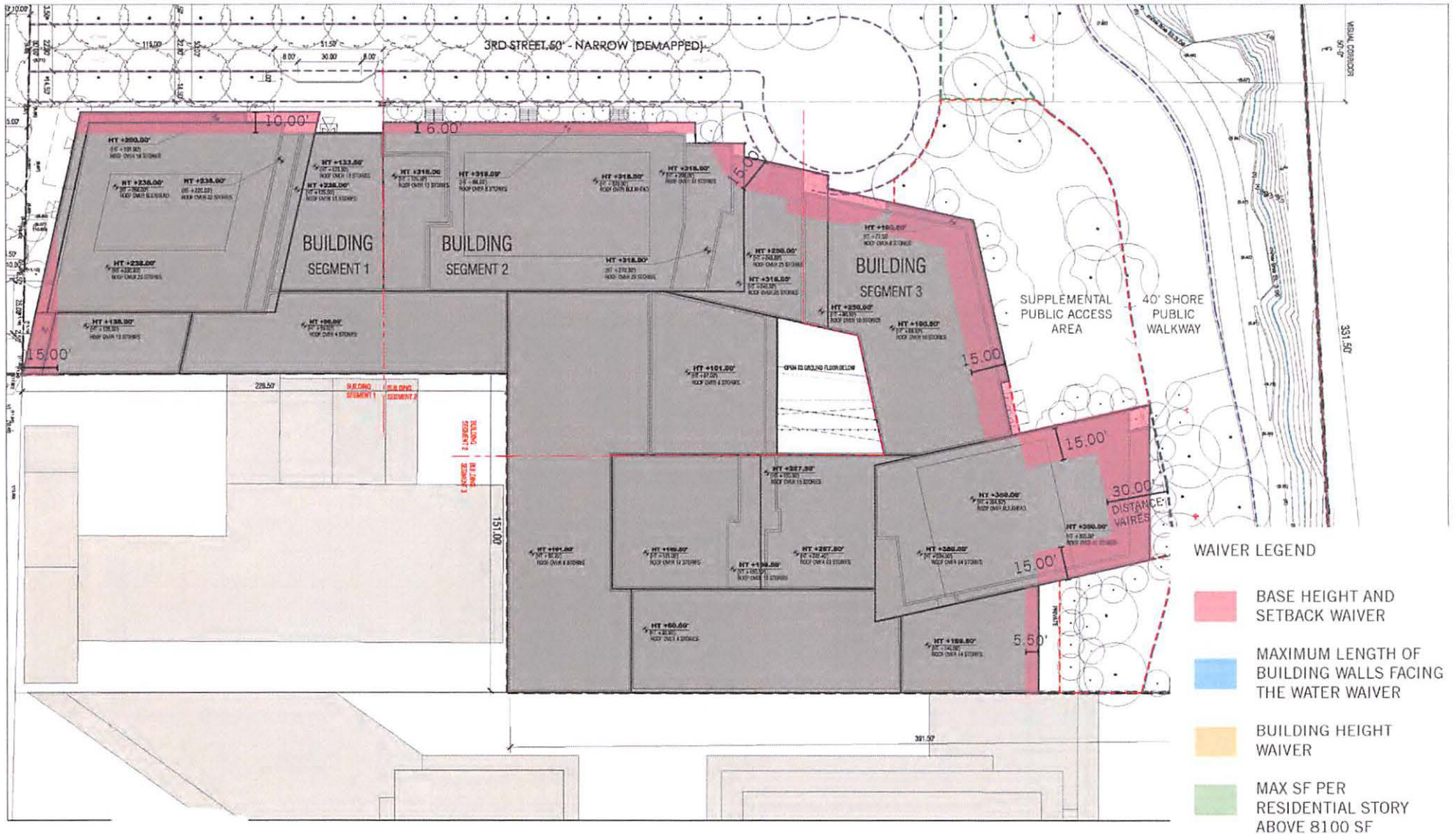
**ULURP DRAWINGS &
WAIVER DIAGRAM**



WAIVER LEGEND

- BASE HEIGHT AND SETBACK WAIVER
- MAXIMUM LENGTH OF BUILDING WALLS FACING THE WATER WAIVER
- BUILDING HEIGHT WAIVER
- MAX SF PER RESIDENTIAL STORY ABOVE 8100 SF

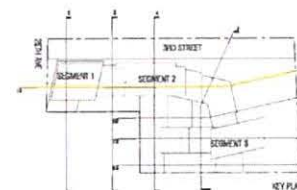


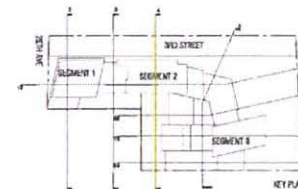
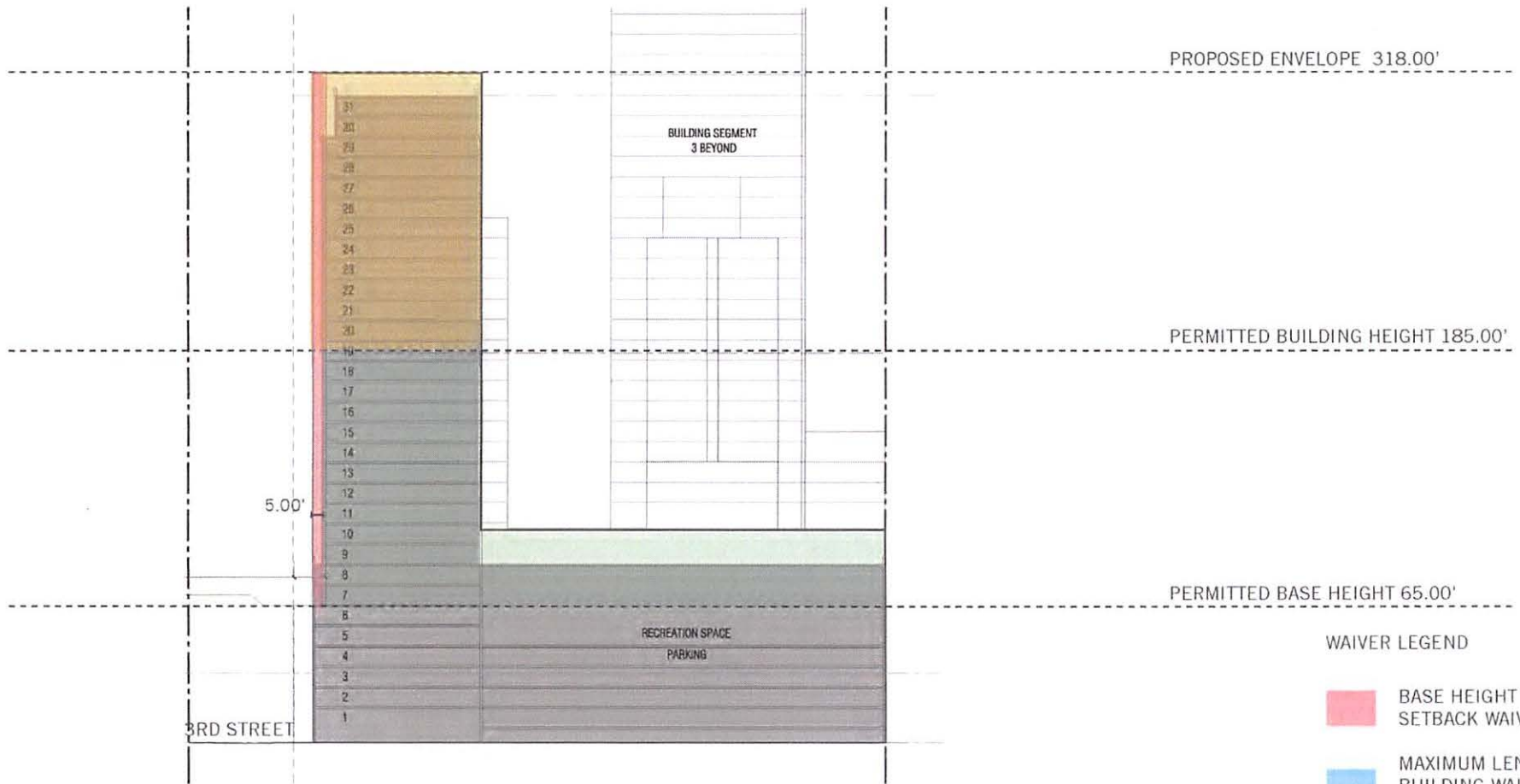




WAIVER LEGEND

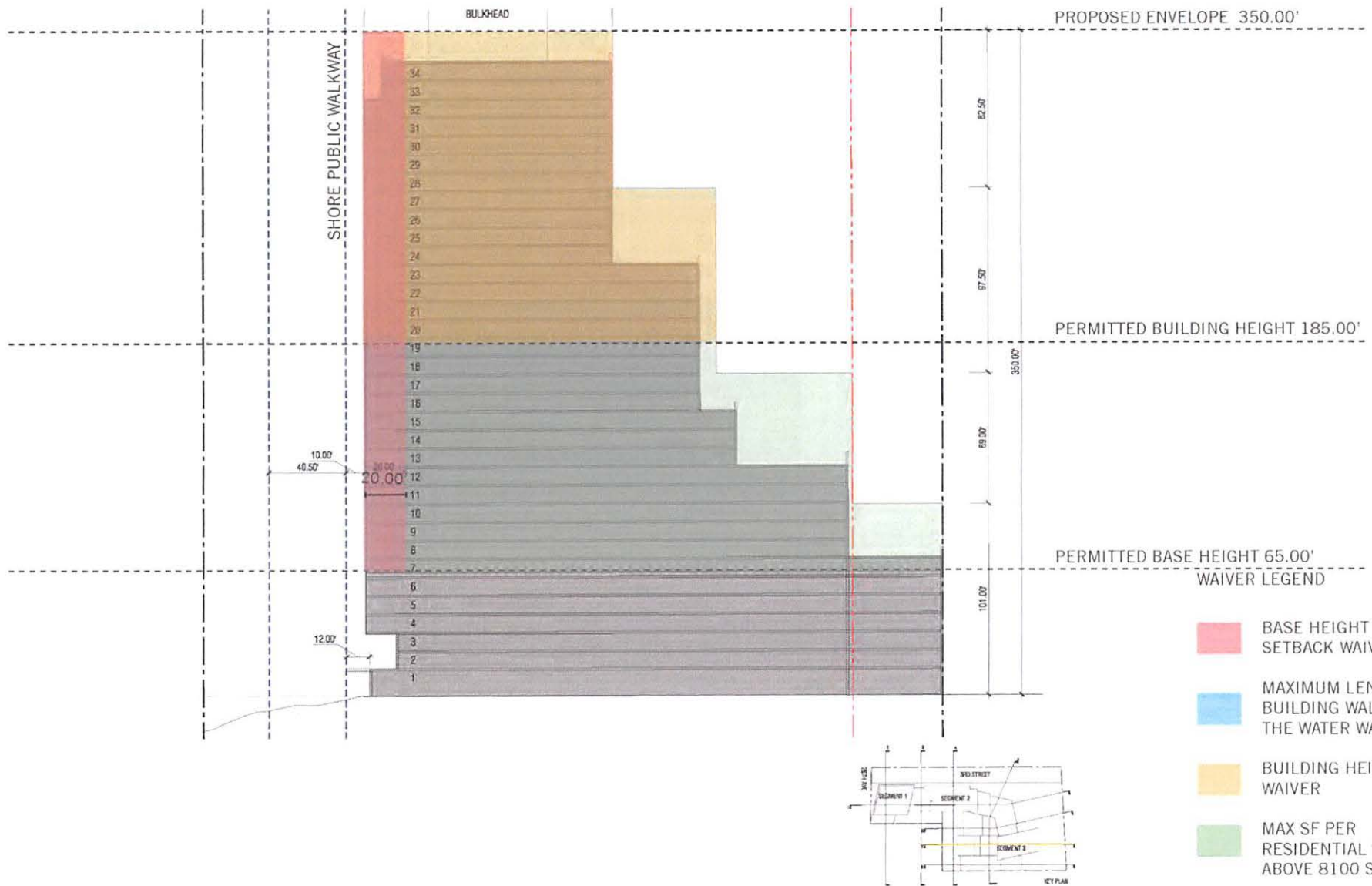
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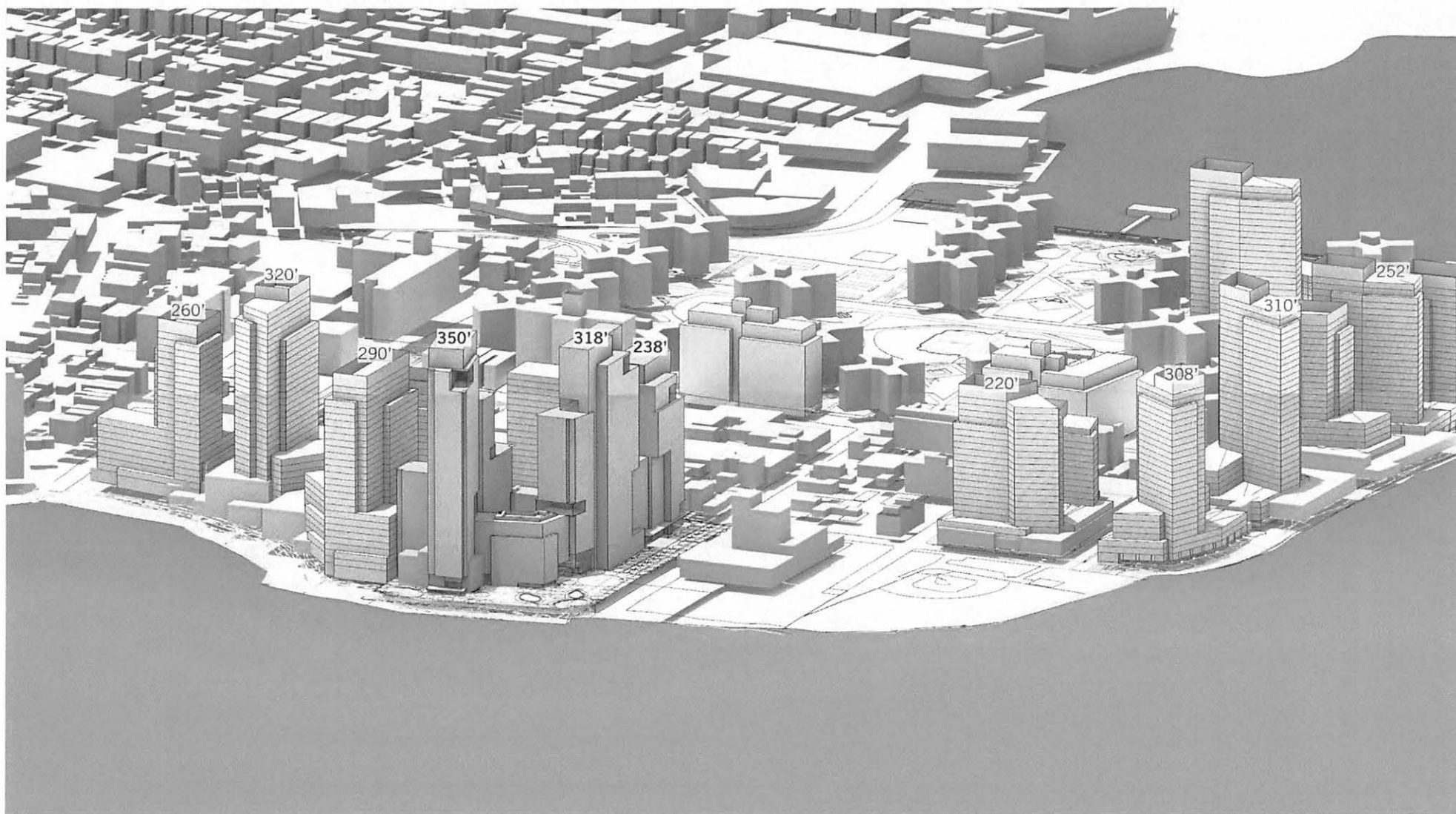




WAIVER LEGEND

- BASE HEIGHT AND SETBACK WAIVER
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- BUILDING HEIGHT WAIVER
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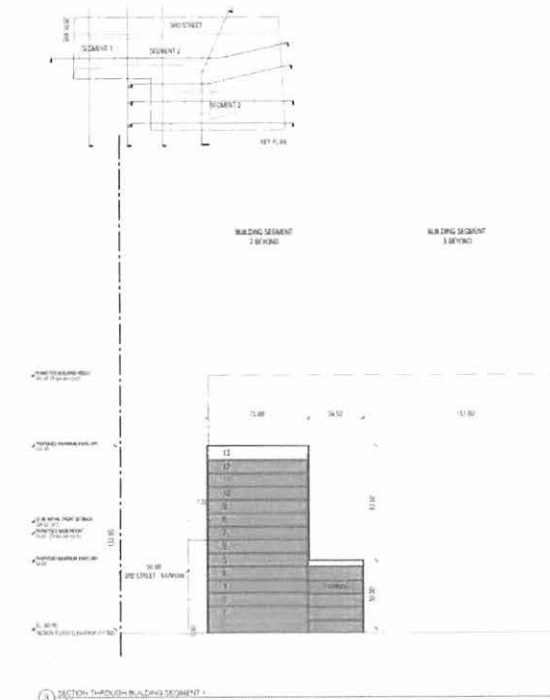
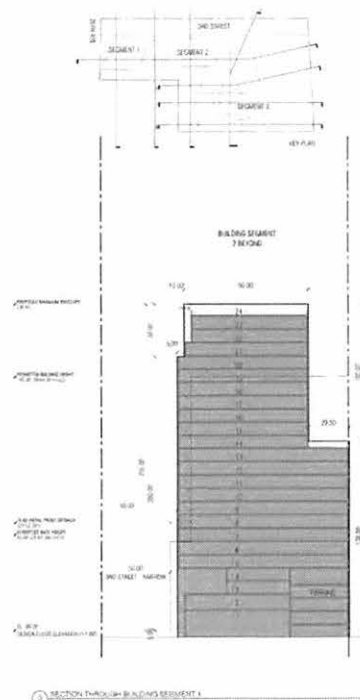
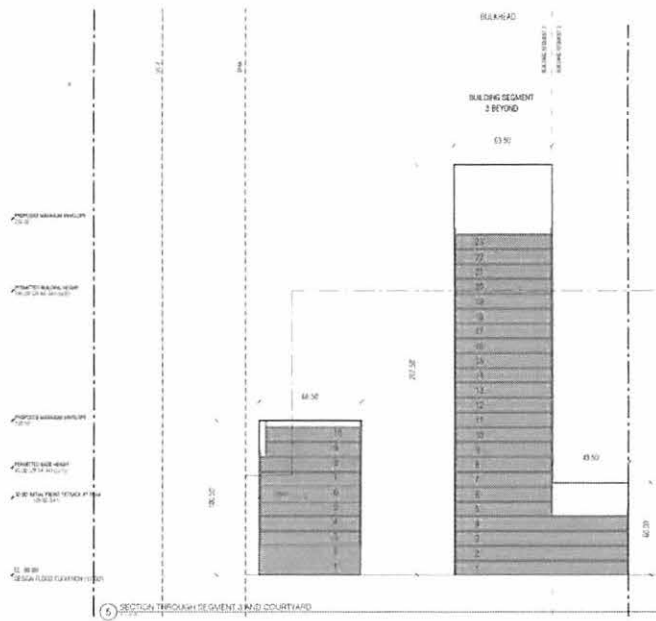
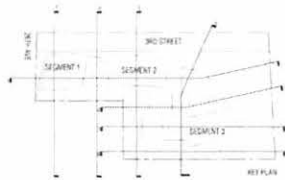


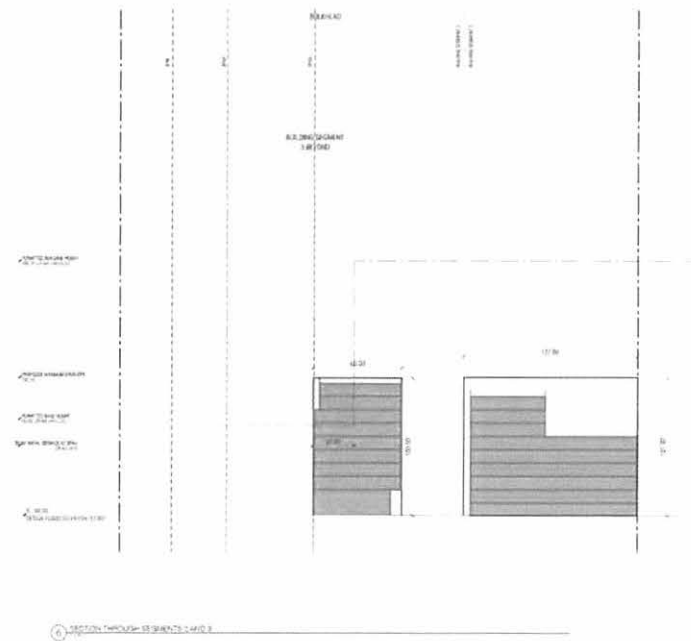
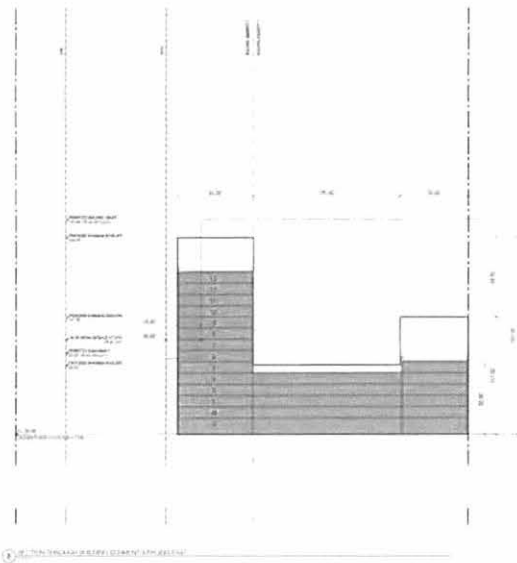
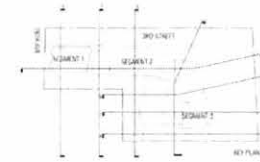
**ULURP DRAWINGS &
ZONING ANALYSIS**

13015 3-15 26TH AVE ULURP ZONING ANALYSIS

SITE DATA		REQUESTED ACTIONS
Block(s) and Lots (s)	Quarry Block 911, Lot 1, Block 912, s/s Lot 27 (tentative Block 911, lot 1), 1st Street, north of 26th Avenue, Area between Block 911, Lot 3 and tentative Block 911, Lot 5, and the overhead and overhead line Portion of 3rd Street, proposed to be developed	1. Zoning Map Amendment to rezone the Project Area from an M1-1 to an R7-3/C2-4 district. 2. Zoning Text Amendment (Mini Ordinance) to include the Project Area in an Mini area as depicted in Appendix 1 of the Zoning Resolution.
Street Address(es)	3-15 26th Avenue	3. Waterfront special permit to waive max base height, max building height, max residential tower size, maximum width of a building alone (maximum base height greater than 100' and setback regulations (28.62.837)
Existing Zoning	M1-1	4. Waterfront Certification for waterfront public access area (28.62.811)
Community District	1	5. Waterfront Authorization to modify requirements, within the waterfront public access area (28.62.827)(i)
City Council District	22	6. Waterfront Authorization for the phased development of the required waterfront public access area (28.62.827 (i))
Zoning Section Map No.	8a	7. City Map Action - change in the City Map to designate 3rd Street between 26th Avenue and overhead line
Zoning Lot Area	164,392 SF	

ZONING ANALYSIS				
ZR	Item/Description	Permitted/Required	Proposed	Compliance/Lack of Compliance and Notes
USES				
22-00	Residential Use Groupings	UG 1-2	UG 2	Complies
22-00	Community Facility Groupings	UG 3-4	UG 3-4	Complies
22-00	Commercial Use Groupings	UG 1-2, 5-9, 14	UG 2, 4	Complies
FAR				
23-154(a)(2)(a)	Residential	max 6.00	5.80	Complies
62-121	Commercial	max 2.00	0.15	Complies
62-124(a)	Community Facility	max 6.00	0.15	Complies
	MAX FAR	max 6.00	6.00	Complies
ZONING FLOOR AREA				
23-154(a)(2)(a)	Residential	5.00 x 164,392 SF = max 866,960 SF	962,642 SF	Complies
	Commercial	2.00 x 164,392 SF = max 328,784 SF	1,787 SF	Complies
62-124(a)	Community Facility	5.00 x 164,392 SF = max 866,960 SF	21,508 SF	Complies
	MAX FOR ZONING LOT	6.00 x 164,392 SF = max 986,352 SF	986,197 SF	Complies
LOT COVERAGE / OPEN SPACE				
62-122	Maximum Lot Coverage	15.0% SF / 164,394 SF = 24% 20%	87,653 SF / 164,394 SF = 53%	Complies
YARD				
23-45	Minimum Required Front Yard	none required	None	Complies
23-46(b)(1)	Minimum Required Side Yard	none required, min 8' if permitted	None	Complies
62-122	Waterfront Yard	min 40' from shoreline	45'	Complies
HEIGHT & SETBACK				
62-341(a)(2)	Vertical Setback Distance, Narrow Street	min 15'	0'	Does Not Comply
62-341(a)(2)	Vertical Setback Distance, Wide Public Walkway	min 30'	0'	Does Not Comply
62-341(a)(3)	Maximum Base Height Waterfront Block	max 65'	305.5'	Does Not Comply
62-341(a)(4)	Maximum Building Height Waterfront Block	max 185'	350'	Does Not Comply
62-341(a)(5)	Floor Area Distribution & Lot Coverage	min 30% at 20'	53%	Complies
62-341(a)(6)	Maximum Residential Tower Size	Gross Area per Floor above max base height max 8,100 sq ft	61,598 SF	Does Not Comply
62-341(a)(5)	Maximum Width of Walls Facing Shoreline	max 100'	275 SF	Does Not Comply
62-341(a)(6)	Ground Floor Street-Edge Provisions	50% of public access streetwall occupied bottom window sills/planting/corner under 4'	100% occupied bottom of sills at 1'	Complies
MIN. DISTANCE BETWEEN BUILDINGS				
23-711	Wall to Wall, Over 50'	min 40'	N/A	Complies
23-711	Wall to Window, Over 50'	min 50'	N/A	Complies
23-711	Window to Window, Over 50'	min 60'	60'	Complies
MIN. DISTANCE BETWEEN REQUIRED WINDOWS AND WALLS OR LOT LINES				
23-465	Minimum Distance Required	min 30'	30'	Complies
PARKING SPACES & BICYCLE STORAGE				
25-21	Parking Spaces Req for Regular Market DU's	50% x 2050 Market DU's 525	525	Complies
25-251	Parking Spaces Req for Affordable DU's (in Transit Zone)	0	0	Complies
16-21, 16-027	Parking Spaces Req for Commercial	1 per 1,000 SF (1,787 SF/1,000SF)	2	Complies
16-21	Parking Spaces Req for Community Facility	0	0	Complies
16-711, 16-76	Bicycle Storage Req for Regular Market DU's	50% x 2050 Market DU's 525	525	Complies
16-711, 16-76	Bicycle Storage Req for Affordable DU's	0	0	Complies
16-711, 16-76	Bicycle Storage Req for Commercial	1 per 10,000 if except where number is 3 or less 1,787 if provided, none required	0	Complies
16-711, 16-76	Bicycle Storage Req for Community Facility	1 per 10,000 if except where number is 3 or less 21,508 if provided, none required	0	Complies
LOADING REGULATIONS				
16-62	Required Loading Berths for Retail	none required for less than 25,000 sf of commercial use; 1 berth of retail	N/A	Complies
STREET TREE REGULATIONS				
26-41	Street Tree Regulations	Mapped street frontage on 26th Ave 1,777 (25' x 7' trees) 5 trees plus 2 trees at an alternative location or contribution to the tree fund		Complies





INVESTING IN COMMUNITY

