

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

**May 18, 2021**

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

### **PUBLIC HEARING ITEMS:**

#### **The NYC Department of City Planning (DCP)**

##### **Hotel Text Amendment N 210406 ZRY (*Presentation Attached*)**

Application submitted by the Department of City Planning to amend the Zoning Resolution to require approval by City Planning for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use and paired M1/R districts.

Presentation made by Sarit Platkin, Senior Planner & Team Leader, Queens Office, DCP. Questions/Answers responded by both Sarit Platkin, DCP and Alexander Plackis, DCP, Housing and Economic Development Division.

Chair, Marie Torniali – I am going to ask Gerry Caliendo to bring up any concerns that the Committee had.

Gerry Caliendo – The Committee submitted a report, they voted against it. It will come to a resolution later on. The concern was that it added an additional layer to any hotel development potentially from now on throughout the city basically and did not stop any homeless conversions or anything like that, so we were against it. He also made a comment at the presentation that some of the photographs of buildings included in the presentation, two of which he was the architect for in fact, were totally in appropriate areas. One was on the Van Wyck Expressway and one was on the Major Deegan. The photographs were taken out of context, you did not see the highways. There is no better place to put a hotel than on a highway. One was two blocks from Yankee Stadium the other on the Van Wyck Expressway on the route to Kennedy Airport in Briarwood next to other hotels. Seemed to him that the whole presentation something that the big hotel chains wanted to push to wipe out the competition of smaller hotels who are trying to make a living and serve the community with neighborhood hotels. That was basically the conversation. That report was submitted and will make a recommendation at the time of the vote.

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

Chair, Marie Torniali - Does any board member have a question?

Mitchell Waxman - I was wondering if you could expand on the negative effects of these hotels beyond the examples given of the narrow sidewalk or the unfortunate placement along the Mount Zion Cemetery fence line in Maspeth. What other negative consequences of the presence of these particular businesses does this statute hope to get into control?

Alexander Plackis - Department of City Planning in making this proposal and some negative effects that we have also seen from hotels are not enough, not adequate space for queuing of guests, which may lead to traffic for pedestrians as they try to get to destinations. Other issues that we have seen there is one hotel in the presentation where the sidewalk is not wide enough and it is along a route to the beach, and we think that, maybe with better site planning the sidewalk may not be as thin of the sidewalk. Pedestrians would be pushed into the street in that case, basically trying to take a look at access and egress and if there is a better way to design the hotel to alleviate those kinds of concerns.

Sarit Platkin - I would add to what Alex just said. We are well aware that Community Board 1 has dealt with issues related to oversaturation of hotels, particularly in Ravenswood. We do think that the hotel special permit will be able to facilitate addressing some of those concerns as discussed during the presentation. Every hotel application for a special permit will come before the Community Board and if the Community Board believes that the area where the hotel is proposed is already over saturated or has a significant number of hotels and therefore negatively impact the future use and development of the area that would be your discretion to make that recommendation. That is a Community Board 1 concern, but other communities throughout the City have other kind of more unique concerns that they are dealing with, I wanted to raise that in this context.

Kathleen Warnock - The last time we had an additional vote on additional zoning for hotels, one of the big reasons that came up is 1 because we were overbuilt with hotels here in this area and 2 that they were taking over space that had formerly been light manufacturing. The City told us then, the light manufacturing has remained stable and light manufacturing jobs tend to pay more than hotel service jobs, which is why, at the time, I supported that and I think that it must be considered everywhere, because there are places that hotels are being built now that are not suitable for hotels. My second question is: Why is Rikers island on that map, where the zoning will apply, because as far as I know, Rikers is not free to be built on yet? Is it?

Alexander Plackis - The M1 special permit, I believe we have seen one application for the special permit, in that case there aren't hotels being developed in those areas, even with the special permit, and we expect to see reduced number of hotels who would go through the special permit process. I don't know if that addresses the concern of your first question. For the second question with Rikers: the underlying zoning shows it as being newly applicable, I believe it is a city-owned property and a disposition would have to be done for any kind of development on Rikers. I don't know if that answers the second question either.

Kathleen Warnock - I just wonder if this is a way of sneaking commercial development onto Rikers before it is decided.

Alexander Plackis - The special permit would not allow for hotels on Rikers, specifically I cannot say what will happen in the future about other development, but the underlying zoning shows that it would be in the red color on the map, not necessarily, though, that development.

Sarit Platkin - This special permit is not newly permitting hotels anywhere in the City. What you see on that map is just the areas where hotels are permitted as of right today. You are right that there are additional development limitations on Rikers that are not reflected on that map, it is just showing what the existing zoning is. I would just also add with industrial areas that, as we saw on that same map, you know the areas that are within the IBZ in Community Board 1 today. The areas that are M1 zoned, light industrial areas. You know those are areas that will continue to have the M1 hotel special permit, and the areas where we are talking about the new hotel special permit really is for areas that are not exclusively industrial. These are kind of mixed areas or commercial areas.

Evie Hantzopoulos - I just want to clarify that members of the Zoning Committee for many of us, it was not that we did not want developers to go through an extra step. I just want to make sure that it is clear, I think there was more concern of the vagueness of the actual sentence in terms of why a permit might be rejected and we just wanted I think a little more detail. Maybe you could just go over that one more time, because I think there is a lot of concern about these hotels going up. We saw what happened to Dutch Kills, and we were not opposed to a special permit. We just wanted a little more details or clarity, because it just seemed very subjective in terms of what the criteria would be.

Sarit Platkin - I think you know what we do want to highlight as it relates to that. Number one, the findings as were shared. This issue of ensuring that, the use that the proposed hotel use won't impair the future use and development of the surrounding area, what Evie is noting I believe is that she thinks that there is some detail missing to that or that could be open to interpretation. I will note a few things. One is that this is not final, we are in the first phase of the ULURP process. Should the Committee recommend additional findings that you believe are appropriate? You know those would get reviewed by the City Planning Commission and City Council and modifications could be made down the line. If there are specific aspects that you think should definitely be taken into consideration here, we would want to better understand that. That is one thing related to that and then, as far as kind of additional nuance, the way I would describe it as I described to the Committee previously, the broadness is really to ensure that we are not limiting the types of concerns that can be addressed by the special permit. As we talked about before, as we have been talking about tonight, we know that Community Board 1 is dealing with over saturation issues. We know that Community Board 1 in the past, has dealt with loss of the industrial fabric. These are Community Board 1 issues related to hotels, communities and a lower density. Part of Queens further east might deal with other use considerations that are totally different and the goal was to ensure that we can address all community concerns and the best way to do that was to kind of limit the specificity of the findings that it does not get overly specific and defer really to you all defer to the stakeholders in the ULURP process to make a determination with the use in mind.

Evie Hantzopoulos - Just to clarify you are saying that if someone applies for the special permit, then during that community board hearing, which is part of ULURP, that is when we would kind of develop that. I am just trying to get an understanding of when that happens.

Sarit Platkin - A special permit would arrive to the Community Board after it had already been certified by the Department of City Planning as complete. That means that by that point the Department of City Planning has made an initial determination that it is appropriate, but there are many more steps remaining in the ULURP process to kind of further expand on that determination.

Rod Townsend - Since 2018 when the M1 permit came forward, we were supportive of that because we did see the impact in our industrial area, the loss of high-paying industrial jobs since 2018. Not one hotel has been built in an M1 zone since the permit was installed. I am really concerned that the negative impact of this permit will possibly really dampen the City. The City did its own economic impact study of this permit and it said a seven-billion-dollar impact by not by putting this permit on here. Are you familiar with that study?

Alexander Plackis - If I know which study you are speaking of, I believe that was not the City-Wide Hotel Special Permit, but we do acknowledge that there is only one M1 special permit that has been applied for so far, but that is also accounting for the fact that last year we saw a reduced application process for hotels overall. There was a pandemic last year. I am sorry, I should have been more specific, but we do acknowledge that as demand grows in the City, we would see hotels or developers of hotels apply for the special permit to take advantage of that demand and we have accounted for some applications for special permits in the future.

Rod Townsend - The only other comment I would have on this is, every article I have read about this mentions that it was pushed for by the Hotel Trade Union and that the Hotel Trade Union was one of the few people supportive of de Blasio's presidential run, and this really reeks of a political favor.

Chair, Marie Torniali - Does any other Board Member have a question?

Gerry Caliendo - This is a city-wide text amendment. This is not just Community Board 1 as I just mentioned, there is a major dampening of the industry, not just because of the pandemic, but when you develop a property and you have to go through a ULURP process to do it, it is an extreme burden and beyond that, the question is: where does it end? Are we going to have a special permit for every shoe store that opens on Steinway Street, because there are too

many shoe stores? Is it going to be the same thing for auto repair shops and manufacturing zones? There are too many close to each other? Are we just going to have layer upon layer of bureaucracy? We have a zoning resolution. The zoning resolution was intended, and it is constantly being modified with more requirements as part of the zoning resolution with yards, height, setback, everything you can imagine. Why do we need this, and what, beyond the impact of a specific area like Dutch Kills? Don't forget, this is city-wide, think about someone next to Kennedy Airport or LaGuardia Airport that wants to build a hotel, but yet they are going to have to go through this ULURP process to do that. Is that helping the City of New York or hurting the City of New York?

Antonella Di Saverio - I am hearing a lot of complaints from people. They don't want any more hotels. The crime has gone up because of the hotels that were being converted into homeless shelters and we need to fix that problem before we have any more structures that come in that could cause additional detriment to the community. We cannot be pushing this stuff into our community.

Richard Khuzami - I got comments from some individuals that lived in Dutch Kills that actually initially when the hotels came in, they actually reduced crime. This is before, of course, they started to convert to homeless shelters, but there is something to be said on a lot of these more desolate areas. Normally, when you put people on the streets, you create an active streetscape. You would want to address their use as a homeless facility before, that would be more important to them than actually adding a ULURP layer at this point

Chair, Marie Torniali - Does any other board member wish to comment or have a question? Does any member of the public have a question? Thank you, we will close this public hearing item at this time. We will vote on this during the business section.

#### **Broadway & 11<sup>th</sup> Street Rezoning (*Presentation Attached*)**

- a) **210025 ZMQ** a zoning text amendment to rezone from R5 to M1-4/R7A(MX) Block 316, Lots 1 and 13, bounded by Broadway, 11<sup>th</sup> Street, 33<sup>rd</sup> Avenue and 12<sup>th</sup> Street;
- b) **210026 ZRQ** a zoning text amendment to Appendix F of the Zoning Resolution to establish the project area as a Mandatory Inclusionary Housing area and
- c) a zoning text amendment pursuant to ZR Article XII, Chapter 3 [Special Mixed-Use District] to establish a M1-4/R7A (MX) district in Northwest Ravenswood, CD1Queens.

Presentation made by Frank St. Jacques, Ackerman LLP. Questions/Answers responded by both Frank St. Jacques and Steven Sinacori.

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

Jeffrey Martin - We heard the presentation for the Broadway and 11<sup>th</sup> Rezoning at our last committee meeting in early May we discussed a couple things. We talked about the increasing number of family sized apartments, which we appreciate, the change from two bedroom from 78 units total to 79 units and then the three bedrooms from 14 to 20, the applicant did get back to us with that, with the requested increase in two and three bedrooms. We talked about the selection of the ground floor uses of the development in which the floor plan nicely laid out with a grocery store being that this area of Astoria is lacking in some basic services, such as a larger grocery stores, coffee shops and restaurants. We also talked a little bit about the project sustainability measures being that it is a block from the east river. The applicant got back to us and talked about how the first floor will be dry. Flood proofed and that the other uses would eliminate the need for ramps into the entrances. We talked a little bit about parking and how many required spaces were necessary, the applicant is providing 80 spaces with flexibility of use, there would be some that were valet parking. There is a big growing number of cars to this area, it was something that the Committee was concerned about. Limiting the amount of parking spaces but providing enough for the residents. We asked a little bit about the timeline of the project in which the applicant responded that their goal is to complete in 2022, but that is still, of course, as always, they are working through that. We talked a little bit about some other incentives and taxes, exemptions that the applicant would be going after and they replied back that they probably applied for the 421a and that they would be required to also pay for the Brownfield Cleanup or get paid back for the Brownfield Cleanup.

Kathleen Warnock - You are looking at bringing a few hundred new residents, not to mention employees and all the customers of the retail to that particular corner, which has one bus which runs by it and then another one that runs north, south and you are several blocks away from the ferry. The nearest subway stop is all the way up at Broadway and 31st, in a way you are adding several hundred new residents to an area that is not best served by public transportation. I would like to know if that has been considered along with that. This is piggybacking on this, with the grocery store, I can see where there is a need for one down there, because not everybody is so close to City Fresh. If there are people coming there and driving in cars, there is some plan for parking, because if they park on Broadway, we are going to end up with a terrible bottleneck right around there. Those are two things that immediately hit me as things that can make the neighborhood worse instead of better and also with the Middle Income Housing stipulations, some of them I am finding, actually are keeping some of the poorer and middle income residents out because they are based on the prices and the incomes of people who live in the high rises nearby, as opposed to the people who live in something more moderate.

Frank St. Jacques – I will take the public transportation question first. Actually, let me take a step back as part of this rezoning and any rezoning there is a requirement that certain environmental due diligence be performed under the City's seeker rules. This project underwent an environmental assessment statement to determine whether there would be any significant adverse impacts relating to transportation, that includes pedestrian impacts, car transportation impacts, as well as adverse impacts on public transit. The City issued a determination that there would be no significant adverse impacts as a result of this project based on the study we performed in their

independent evaluation. I will say that the Committee had asked that the developer reach out to the Department of Transportation relating to potential increases in service for the site that is something that we have done preliminarily. The response that we got from Department of Transportation was that if the rezoning is approved and if we file building permits, they will be able to address future needs more thoroughly. That is something we are very happy to continue conversation with the Community Board over because it is, we think, the more and better access to transportation is valuable for this project as well as the entire community, we recognize that there is some distance to the subway, but we think that it is adequate and it was determined that this project would not have a significant adverse impact on public transportation or any of the other modes of transportation. With respect to the grocery store, we think that, based on the size of this grocery store and, the amount of surrounding residential use, you know we are likely to see a lot of pedestrian traffic to the grocery store. This is intended to be locally oriented; not so much a destination store. Costco is down the street if you know for folks that want to drive. That is really the idea there is flexibility with respect to the cellar parking. If there is a need determined based on operations when the building is online, we think at this point just based on the surrounding residential development this will be a more locally oriented grocery store. I am not sure I understood your question with respect to the housing. I am happy to pull the numbers back up, but I would just say the Mandatory Inclusionary Housing program is very strict. This project will have to comply. I mentioned that HANAC would be handling that component of the project and I am happy to pull up the MIH income breakdown. If that is helpful in illustrating what the intention here is with respect to complying with MIH Option 1.

Richard Khuzami - I want to reiterate what Jeff said, what the Committee said about the lack of services in that neighborhood. We are void of services down there. I do like the fact that there are loading docks in this facility. Now there needs to be some facility to receive these goods without blocking traffic on the roads. As far as the height of this building, it is in context with the neighborhood as a matter of fact across the street they are almost on Broadway they are, almost exactly the same height that I think you are one for one story shorter. Next door, just to the west of you, you have a 14-story building going up because this is a zoning change, this is just talking about an envelope, even if everything changed in there and they went back on their word and all of a sudden something different was built completely. If we approve this zoning change, it will still stay in context. As far as the cars, I would like to ask, how are you going to be doing for parking for this supermarket? It is important that it is successful, you are going to need to have commercial parking in there, not just for the residences. How are you addressing the contamination on that site? This was the former home of a galvanized steel facility. This is extremely contaminated. Could you address that?

Frank St. Jacques – I will go ahead and take the Brownfields question first. This site will be designated with, what is called an E-designation, it is a requirement that if the rezoning is approved before the Department of Buildings will issue any permits for any type of construction on the site. The E-designation for hazardous materials would need to be resolved to the satisfaction of the Department of Environmental Protection. This applicant started their initial work with the State Department of Environmental Protection to enter the Brownfields program to remediate the site fully. As you mentioned, it is very contaminated, but will need to be fully remediated to the satisfaction of the City and State in order for building permits to be issued and that is to the highest levels of cleanliness to allow residential use. With respect to parking, I think we touched on this a bit in the Land Use Committee meeting. We are showing 80 spaces, that is a little bit more than what is required, as self-parking. I think what we have done in other projects and what we may do here is allocate some of the required residential parking as a valet parking with stackers and then open up an area for commercial parking as self park. Essentially, more longer-term building residents that tend to use their cars less could be in stacked or tighter parking spaces, whereas folks that are coming to the building to use the commercial establishments would have space. We are working on a site plan for that. It is really contingent on what the needs of the specific supermarket operator, that would ultimately take the space are. That is part of the discussion that we are starting to have with different operators. To answer your question, the plan is ultimately to provide sufficient parking for the commercial uses by reallocating the residential space with some additional commercial parking.

Rod Townsend – I am really encouraged to see light industrial included within your presentation and I believe you said it was a floral production company which would diversify the economy of the area, but I just want to check. Did you say that you had somebody already interested in this because that is fascinating? Could you talk more about that?

Frank St. Jacques - The floral production company is a company called Cambridge Floral. What they do is they work in several of the large buildings in Manhattan doing all their floral arranging. They currently have a space in Long Island City that they have grown out of and they are looking for a newer space also with the potential to have a retail component, they are somewhat local, now and they would be moving to this larger space. Does that answer your question with respect to the floral production studio?

Rod Townsend - Yes, that is great! Thank you.

Evie Hantzopoulos - Regarding the cleanup. How long has the owner of the property owned this property? Is this newly purchased? Have they had it for a while? Has there been ongoing cleanup?

Frank St. Jacques – I will look that up and it is a relatively recent purchase. Cleanup has not been ongoing. Half of the site is currently occupied, the other half of the site is just cleared, there has not been ongoing cleanup, while the current owner has owned the site.

Evie Hantzopoulos - I thought you had said before that cleanup had already started.

Frank St. Jacques – A discussion with the Brownfields program with the State DEC has started initiating their entrance into the Brownfields program.

Evie Hantzopoulos - The developer will be able to apply for reimbursement of some of their costs right or payment for some of their costs.

Frank St. Jacques – That is correct.

Evie Hantzopoulos - What is it estimated to be?

Frank St. Jacques - I don't know offhand. I don't think that has been determined yet. I think that process has just started and at some point, an evaluation will be made of the cost of the cleanup and then ultimately calculation of the cost of reimbursement for the cleanup.

Evie Hantzopoulos - In terms of the 421a, could you talk a little bit more about that, because you said the developer is going to be applying for that?

Frank St. Jacques – Yes, the 421a program is sun setting next year. I am not sure that you know this project will be able to avail themselves of the current 421a program. I don't know if that will be renewed and what it is going to look like if it is. Essentially the 421a program is a tax abatement and assuming that it is passed again and is in its current form, which is quite a big assumption at this point there would be a tax abatement. I believe it is for 20 years and in the requirement for affordable units under 421a would also be met by the MIH requirement for permanently affordable units so that there is an interplay between MIH and 421a.

Evie Hantzopoulos – Approximately, what would the abatement be?

Frank St. Jacques - I do not know.

Evie Hantzopoulos – Okay, how much estimated in taxes with the developer?

Frank St. Jacques – I am sorry, the tax piece is not my expertise, I do not know.

Evie Hantzopoulos - Could we go back to the MIH breakdown, please. Right now, you are providing the bare minimum that is required in terms of the MIH, affordable housing units, 25%.

Frank St. Jacques – Correct, 25% of the residential floor area is permanently income restricted at a weighted average of 60% AMI, 50 units.

Evie Hantzopoulos – We are not going (get) even one unit in addition. Even though you will be getting most likely, the costs of the cleanup reimbursed, as well as a 421a tax abatement, are there any other subsidies or abatements that you are going to be applying for?

Steve Sinacori - Like we said earlier, we are not sure that we are going to meet the deadline for 421a besides that abatement, there will be no other abatements available to us. I just would also point out that 10% of the 25% of the units will be at a very low, deep affordability of 40% of the area immediate income, which is very deep. I just wanted to highlight that for you.

Evie Hantzopoulos - I understand that is required also. It would have been actually nice if there was maybe a 10 on top of that, but right now it is just the bare minimum that is included in this project.

Frank St. Jacques - The project is fully compliant with the MIH program as required.

Evie Hantzopoulos - When it says income limit, are you basing this on a family, on like how many people, because that changes depending on the size of the family?

Frank St. Jacques – These are the income limits (demonstrated slide/information) this is the 2021 HPD income limit prepared, using their worksheet, the family sizes for each of these unit sizes is reflected in this chart.

Irak Dahir Cehonski - I just need to disclose that I cannot vote for this. I work for a City Council Member who sits on the Land Use Committee and Zoning. I have a question just on parking. How many parking's are you planning to have right now?

Frank St. Jacques - There will be 80 parking spaces in the development.

Irak Dahir Cehonski - I will just encourage to reduce those as much as possible. I do believe that there is enough transportation in the area. There are three buses that go through that route, so I think we should be looking at a way to decrease car usage, especially locally when, especially when you have buses available.

Antonella Di Saverio - I am glad that the question about contamination was asked. My second question was about the sewer size or the sewer study. I understand that something of this size might warrant a further review. The City

sewers are sized and designed based on the designated zoning for the area, and I am wondering if that is something that you have looked at or that your people have looked at.

Steve Sinacori - Yes, once the zoning changes are approved, we would be required to file a separate application with the Department of Environmental Protection and they would analyze the sewers and have to approve our application for us to connect to the city sewer system both for storm and waste. That is a separate review that goes on at New York City Department of Environmental Protection, which we would be required to apply for after the zoning change is approved.

Antonella Di Saverio - What if it is too much of an impact to the system, too much of a burden to the system? What happens then?

Steve Sinacori - Under environmental assessment statement that was performed the City reviewed all of the infrastructure and indicated that we would not have a negative or adverse impact there was no adverse impact determined. We further apply to DEP for approval to connect.

Mitchell Waxman - I would suggest that the transportation situation as far as connecting to the subway might be something that your organization could partner up with a local company and an entrepreneurial sense and I also wanted to encourage your supermarket tenants when they move in there, delivery is going to be a big part of the grocery business for at least the next decade, based on trends during COVID-19. If there is any way to get them to use cargo bikes as opposed to vans to do local delivery, that would be a real blessing to the neighborhood, and I remain very concerned about the environmental status of the Superfund site.

Rod Townsend - Do you have as an amenity on-site bike parking for the people that will be moving in and, if not, would you be open to adding that to your prospectus?

Frank St. Jacques - That is a good question. That is actually something I did not mention in the presentation, bike parking is actually a requirement for all new buildings in New York City. This building would provide 105 bike parking spaces and there is actually probably a little bit of room for more as needed and those are enclosed internal bike parking spaces within the building. Presumably there will be a similar space, some racks outside for visitors to the various commercial uses. There are also two Citi Bike stations quite close to the site.

Mark West - I speak tonight in support of Broadway and 11th Street Rezoning because of the art studio component of the new building. I founded the Mark West Junior Museum, known locally as House of Mark West, as a non-profit cultural institution gallery and creative hub to provide greater opportunities for artists and creatives from marginalized communities. I see more than 4,600 square feet of artist studio space in the building as an opportunity for underrepresented voices to work near the existing cluster of established art uses, including the Noguchi Museum and Socrates Sculpture Park. I believe that this space provides an opportunity to promote underrepresented culture through visibility and elevate young artists from the surrounding community into global recognition. I support this rezoning project and ask that the Community Board approve it.

Chair, Marie Torniali - Thank you Mark, would you please put your contact information in the Chat. Before I ask anybody else of the public to speak, we also have received an email from Jeremy Welsh-Loveman, also in support of the Broadway and 11th Street Rezoning, and he hopes the Community Board supports this proposal.

Corrine Haynes - I am currently running for Tenant Association President of Queensbridge Housing Development. I am also in favor of this project at Broadway and 11th Street Rezoning, because I believe that it will bring greatly needed affordable housing to our western Queens area, where a large percentage of the residents are rent burdened and the demand for affordable housing is extremely high. This building serves the community needs with 50 new affordable apartments that will be managed by HANAC which has served this area for decades and is an invaluable resource to our community. The Community District, 1 preference will ensure the local residents have half of the affordable apartments in the new building. I strongly believe that the project is a step in the right direction.

Marrissa Williams - I am here on behalf of 32BJ SEIU and the more than 8,000 members to express our support for this project. The developers, DNK Construction and Prospect Property Group have applied to build a seven-story mixed-use building that will include residential and commercial space. We are pleased to announce that the developers are working towards making a credible commitment to provide prevailing wage jobs to the future building service workers at this site.

Pastor Reverend Corwin Mason, Community Church of Astoria - Our church is about two blocks away from this project at 14-42 Broadway right next to Long Island City High School. This has been the home of the Community Church of Astoria for 86 years, and our congregants are local residents. I am here to express my support for the Broadway and 11th Street Rezoning.

Kate Peterson - I just as always was concerned with the solid waste management side of things, particularly since there aren't any public litter baskets in that area. Currently, since it is not zoned as mixed use or commercial that would entirely need to change and then also curious about what the building's plans are for its own solid waste management plan and whether they plan to construct containerized waste systems. There was previously an initiative to require that of new construction over 300 units. I don't know that has actually ever been put into effect because it was happening during the initial part of COVID-19, but I would love to know that they are going to do that, regardless of whether or not it is the law, because I think it will benefit the surrounding neighborhood.

Steve Sinacori – As far as the containerizing waste, we think that is an excellent idea. I have done that on a project in Brooklyn, Tillary Street. It really was effective rather than having piles of garbage on the street. We worked with the Department of Sanitation and we got buy-in to create a containerized waste system to hold containerized waste facility to hold all of the garbage for the building. We would be happy to do that. We think that it is really something positive and thoughtful and outside the box. We are happy to work on that.

Senior Pastor Gilbert Pickett, Mount Horeb Baptist Church in Corona, Queens – I am a lifelong resident of Queens, I also serve as the moderator of the Eastern Baptist Association, 110 churches throughout Queens, Brooklyn, Nassau and Suffolk in many of the congregants of the Mount Horeb Baptist Church in Corona live in Ravenswood, as well as Queensbridge Housing in Astoria and various parts of western Queens. I am in support of this particular project, it is needed and a necessary project as far as the housing, knowing that this is an underserved community as far as the opportunity for stores and shops and workplaces that will be developed, jobs that will be made available.

Diana Limongi - I want to echo what Evie said about as a show of good faith, given all the reimbursements and tax payments that the developer will get, that they would increase the affordable units to go a little bit above and beyond simply the requirement, because it is still not enough affordable housing. I had another question about: how green will the building be, and then will the art studios be affordable and support local and traditionally marginalized communities? I love the idea of an art space, but is it going to be an art space for people coming in from other boroughs, or is it going to be art space that our local artists will have priority for?

Steve Sinacori - With respect to the art space we envision, having worked with different groups not for profits to administer the space, we are really not looking. We think there are a lot of locally home-grown artists that have great work, but do not have the opportunity to display them or do not have the opportunity to work in an affordable space to show their work. What we envision is both workspace and also gallery space, we are very open, as the project evolves, to talking more about that, but we are not looking to bring people that are not from the neighborhood, we are not looking to bring some very high-end place from Manhattan. We believe we do not have to look beyond Community Board 1 and Long Island City Astoria area. We think that there are plenty of artists who we could find that have great space, and we believe that it will make the project better and more interesting to have organic to grow that space organically, that is our vision.

Carol Wilkins - I am in support of this project, I think it is a great idea. The grocery store is well needed and affordable. More affordable units are always needed in this community and the seven-story mixed use space is a good idea and more jobs and employment for the Community. For those who live in the community looking for jobs. I do have a question: how will they handle the flood zone because that is in the flood zone and I have not heard that mentioned at all tonight? The idea of the museum is a wonderful idea. I just would hate to see anything get ruined if there is a flood. How would they handle that?

Frank St. Jacques - I think we have had more discussion about this at the Committee level. The building is within the flood plain and will be required to be built pursuant to the zoning resolution and building code requirements. There is something called Design Flood Elevation, the building has to be built above a certain height and that any space below that height, I believe off-handed side of 13 or 14 feet, needs to be what is called dry flood proofed. This building, the intention was there are other options for flood resiliency, but that would require really interrupting the streetscape here with ramps, and things like that. We wanted all the storefronts to be at grade and are investing in the dry flood proofing for the portion of the building that would be below design flood elevation, that would be fully protected if a flood were to occur.

Chair, Marie Torniali - I believe I put Diana's (Limongi) question off. You also wanted to know how green the project will be.

Frank St. Jacques - The newest building code requirements as far as efficiency are very stringent. It ranges from all portions of the building, water, electricity, etc. are required to meet certain efficiency standards and that will be achieved in the building through the use of things like energy, efficient lighting and appliances. There is also a relatively recent City Council law that was passed called the New York City Climate Mobilization Act that this building would be subject to. It essentially requires all buildings to reduce carbon emissions before certain benchmark dates, so there will be efficiency built into carbon emissions as well as is requiring either green or blue roofs, so that this building will provide that space on the roof. It is not determined yet, what type of route that will be most likely some combination of a green roof, and then some stormwater filtration system on the roof to comply with the New York City Climate Mobilization Act, and that also provides a great amenity for building residents to have that outdoor space as well.

Chelsea Lopez - There has been a lot of discussion about the grocery store, but I am very cautious about what and who that grocery tenant will be. Based on your presentation, it seems like you already have, an idea of who that grocery tenant might be, and while we do need a grocery store, we also need affordable food options. We do not need and what I have been seeing happening a lot in Community Board 1 is expensive food options such as Foodcellar and places like that. While we do need fresh food, organic food, we need them at an affordable price. I think that is one of my main concerns. I would just like to echo what has been said about the affordable housing and this presentation doing the bare minimum of what is required. This community deserves a lot more, and this community needs a lot more than what is being offered.

Chair, Marie Torniali - Frank is there a proposed tenant?

Frank St. Jacques - There is not at this point. We have met with operators, but you know because we are not able to build anything until after the rezoning were to be approved, there is only initial conversation.

Steve Sinacori - The operators that we are looking for are not national operators, or operators that are so called Chic, we are looking for a local. A type of local operator that own multiple food stores throughout the City that could provide good food, fresh food, baked items, fresh vegetables, meat produce at a reasonable price. We think that this supermarket will have to appeal to a lot of people, all the new residents coming in, as well as our neighbors in the public housing complexes. We are not looking to bring in a very expensive grocery store. For the record, we are being very careful in our discussions, and that is really, what we are honing in on. Unfortunately, until such time as we get closer to the end of the approval process, they do not want to enter into any lease, because they cannot plan that far ahead. This neighborhood requires something that has good food and affordable and we get it, we understand it, and that is what we are looking for.

Chair, Marie Torniali - This public hearing is now closed. We will vote on the item during the business session.

## **BUSINESS SESSION:**

### **Adoption April 2021 Minutes**

Motioned by Edward Babor; Seconded by Rose Anne Alafogiannis

### **Chair Report:**

I just want to briefly mention that we have some new chairs of committees. I would like to announce, Community and Economic Development, Mackenzi Farquer; New Vice Chair on Consumer Affairs, Dino Panagoulas; we have an Environmental/Sanitation Committee, Co-Chair Dominic Stiller, along with Antonella Di Saverio and Land Use and Zoning, as you might have noticed tonight, Vice Chair Jeff Martin and Transportation, we have Hannah Lupien as Vice Chair, I want to thank them for stepping up.

### **District Manager Report:**

Good evening Ladies and Gentlemen, it is good to see you all here tonight. I am hoping that you have received the mailing of the Equal Opportunity packets, they came in yellow envelopes to your homes. Those envelopes contained a returned self-addressed envelope. We mandatorily need for you to sign the document and return them to the office. 33 of you have returned the documents. You do not need to reach out to the office to confirm if you returned the document. I am seeking that you return them as soon as possible because we must get them out to the proper entities. I also want to remind Committee Chairs that we are going to be moving forward thinking about Capital and Expense, you should be renewing your commitments to whatever you had on last year's Capital and Expense or thinking about new items that you possibly might want to put on Capital and Expense. The Board Office will email the list and it is also on our website on the "About Page". When you go to the District Needs statement, it is on the bottom right hand corner, you can click on the book. I hope you all enjoy the rest of the month and if you need anything, please feel free to call the Board Office. Have a great day and enjoy the meeting.

### **Committee Reports:**

Dino Panagoulas, Consumer Affairs Committee - Andy sends his apologies for not being able to fill in today, but I will be doing so as the newly appointed Vice Chair of the Consumer Affairs Committee. If you can, please review the Consumer Affairs spreadsheet that was sent to you all. The entities with which we agree to stipulations are marked, and we will be asking for a motion to approve Community Board 1 stipulations, except for one Melody Café located at 25-95 Steinway Street. Last night, on May 17<sup>th</sup>, the Consumer Affairs Committee invited the owner of Melody Café to speak concerning the most recent application to renew its liquor license. Following deliberations, the Consumer Affairs Committee voted unanimously to recommend that the Community Board send a letter to the State Liquor Authority requesting that Melody's renewal be denied. The Committee does not take this recommendation lightly and several factors were in fact considered. First and foremost, we are cognizant of the issues faced by local businesses in the district due to Covid-19 related restrictions, and we hope for all upstanding businesses to succeed. However, Melody has consistently been one of the worst actors in the district long since before the pandemic. In fact, this is the third time that Melody has been asked to present before the Consumer Affairs Committee in the last four years and while in the past they have indicated measures would be taken to improve, that has yet to happen. Last summer, City Council Member Constantinides wrote to the State Liquor Authority seeking that Melody's license be revoked. At our Committee Meeting, the owner denied any knowledge of this occurring. The owner also attributed all of its issues related to 311 complaints, 911 calls to its neighbors, rather than taking any accountability and an opportunity to cure. In 2021 alone, there were 53, 311 calls and 13, 911 calls attributed to this establishment, each of which results in a waste of police resources. Furthermore, while the owner claims, all issues are unrelated to Melody's business operations, it is difficult to overlook that an individual who was recently murdered in his car during an alleged botched robbery had just left Melody. In addition, CB1 recently received the FOIL request related to allegations of a drunk driving crash following an individual being over served at Melody. One incident can be considered isolated, but years of transgressions cannot be overlooked. Thus, the Committee voted unanimously to recommend denying Melody's license renewal. The Committee respectfully requests the approval of the stipulations entered in as listed on the spreadsheet and request the Full Board's agreement to send the letter to the State Liquor Authority recommending that the license renewal for Melody be denied. Can I get a motion?

Motioned by Kathleen Warnock; Seconded by Dominic Stiller. Motion carries.

Chair, Marie Torniali - We have added a Sanitation component to the Environmental Committee and is now chaired by Antonella Di Saverio and Dominic Stiller.

Antonella Di Saverio, Environmental/Sanitation Committee - May 4th we had a presentation by an international expert on broadband and 5G technology, Timothy Schoechle. He discussed the wireless technology risks caused by 5G and offered up a safer municipal option for the public. I would love to provide any of the legislative representatives that are on this zoom session with more information, since we need to address the safety implications before any additional rollout of 5G. Please reach out to Florence and we could get whatever information we can to you. We will get the slide deck to you that he did, he was phenomenal. He answered so many questions and he is an unbiased, with no conflict of interest person. The next meeting, we have is on June 9<sup>th</sup>, we will have it with Department of Sanitation. I also wanted to let you know that we have two new members and welcome to the Committee Helene Abiola and Juliet Payabyab.

Evie Hantzopoulos, Housing Committee - The Housing Committee met last night. We have had as our guest Assembly Member Mamdani and he talked about some of the things that were happening on the State level. One of them is that the rent relief program will be accepting applications soon. I am sure Ayat Hussein is probably going to talk about that later, but basically, it is 2.4 billion that will be administered by the State Office of Temporary and Disability Assistance (OTDA) and will pay up to one year of rent and utilities, plus up to three additional months directly to landlords. Both the tenant and the landlord will need to sign the application. There are criteria that will need to be met in order to receive the aid, but they are going to prioritize folks living in mobile homes, people who have a pending eviction case, areas that are disproportionately affected by COVID-19, buildings with 20 units or fewer, and then survivors of domestic violence, human trafficking and also veterans. In addition, he talked about the fact that the Eviction Moratorium is being extended through August 31<sup>st</sup>, and the State Legislature is considering bills regarding 421a and also good cause eviction, those are kind of the things that he talked about and then afterwards, as a Committee, we talked about MIH. We talked about how to track projects within the Department of City Planning's Zoning Application Portal, so that we could be kept up to date in terms of where some of these larger rezonings are going and how that ties into affordable housing and then just trying to make sure that everybody on the Committee is familiar with MIH and how it works and how you really have to drill down to the nitty gritty to really get the complete picture of actually what is being provided and whether or not it is adequate for our community.

Richard Khuzami - Evie is this rental reimbursement or funds retroactive, or are they just going forward?

Evie Hantzopoulos - I think it is, I think it is from last year.

Ayat Hussein, Assembly Member Zohran Mamdani's Office - Yes, they are covering rent that folks were unable to pay over the last year since the pandemic.

Gerry Caliando, Land Use and Zoning Committee - Yes, there are actually two items that need to be voted on. One is the Accessibility Text Amendment which was postponed from the last meeting and also the Hotel Text Amendment. We will start with the Hotel Text Amendment. There was a Motion. There was at the last Committee Meeting Motion was carried unanimously 10 in favor and no opposed to recommend the Board disapprove the application for a City-Wide Hotel Special Permit Text Amendment and that is the Motion to disapprove the Text Amendment.

Motioned by Richard Khuzami; Seconded by Jean Marie D'Alleva

The Chair, Marie Torniali - To be clear, if you are voting yes you are voting to disapprove the Text Amendment.

Roll Call Vote by Amy Hau

22, Yes and 10, No and 1, Abstention

The Chair, Marie Torniali - Motion carries.

Gerry Caliando - The next item is the Zoning for Accessibility Text Amendment, which is also a City-Wide Text Amendment, the Committee met and it was unanimously carried 8 in favor, unopposed to approve the Text Amendment for Accessibility, with a recommendation that MTA consider allowing developer to provide elevator access to the subway from the new building without going to the street level. That is the way it was written in the report and I make the Motion to approve it.

Motioned by Gerry Caliando; Seconded by Jean Marie D'Alleva

Roll Call Vote by Amy Hau

32, Yes; 2, No and 1, Abstention

Chair, Marie Torniali - Motion carries.

Thomas Ryan – My wife works for Akerman, unable to vote.

Jeff Martin - The Committee heard the Broadway and 11<sup>th</sup> Street Rezoning earlier this month on May 5<sup>th</sup>, the application was filed with the Department of City Planning prior to our meeting and as we heard today, the applicant is requesting a Zoning Text Amendment to rezone from R5 to M14, R7A, to establish the project area's MIH area and to establish a special zoning district. The Committee recommended approval with 4 in favor 2 opposed and 3 not voting for cause. The Committee found that the zoning text amendment to rezone with a 4.6 FAR with building heights, five to six stories along 33<sup>rd</sup> Avenue and seven stories along Broadway. We found it appropriate to the scale of the neighborhood, especially given the adjacent zoning and building heights. We appreciated the use of the special zoning, a district special zoning district, which would bring a variety of commercial opportunities to this area, which is sorely needed. We appreciated the applicant's revisions to the number of two- and three-bedroom units increasing those and the services of HANAC to manage the MIH. We also liked what we heard from the developer in terms of sustainability initiatives, including the Brownfield Cleanup of the site, required flood resilience, measures and other energy saving requirements, and we urge the developer to continue to push sustainability measures as they continue along with this project. We will call for a vote now.

Chair, Marie Torniali - The Motion is for approval of the rezoning.

Jeff Martin – Yes.

Motioned by Jeff Martin; Seconded by Jean Marie D’Alleva

17, Yes; 14, No; 4, Not voting for Cause

Chair, Marie Torniali – Motion carries.

Chair, Marie Torniali - I just want to apologize to Stella (Nicolaou), I did not announce that she is, the new Chair of Youth, Education and Library.

Kathleen Warnock, Parks/Recreation/Cultural Committee - We welcomed our new members and we heard presentations. The Museum of the Moving Image has now opened and extended its hours when people can come in, they are now on Friday, Saturday and Sunday. They are offering screenings in the Museum. They are also continuing their series online and will continue their drive-in movies at the Museum of Science throughout the summer. In the Parks, one of the things we took away was that the parks have really been beaten up this year because they were a place where people could gather. There are a lot of volunteer events all over the City and including one Friday at Queensbridge Park, I am going to post a link in the Chat which goes to where you can sign up for stuff and find out about other events being conducted with them, that is the City Parks Foundation. Socrates opened its latest exhibit on May 15<sup>th</sup> and in fact, coming up they will return to having a farm stand and yoga and meditation classes on the weekends. I don't think they are having as many classes as they did before, but in June there will be public free classes. Also, regarding the parks, as some of you know already, the Astoria Park outdoor film series commenced last week, they are still asking you to practice social distancing, but they are showing movies outdoors and you are welcome to attend. The Pool at Astoria Park is on track to open in June. Parks is aware of some of the extreme noise from dirt bikes in the parks and around the area and is working with the Community Board, the 114<sup>th</sup> Precinct and the Astoria Park Alliance to combat this problem. The Rioult Dance Company which had been around here in Queens for 27 years, is another victim of the pandemic and currently there is a lot of interest in the arts community at seeing if the space that they renovated and opened, which is a gorgeous brand New theater and dance space, can be retained as such. I know that there has been some action from the League of Independent Theaters and a few other people who would like to preserve as many spaces as possible in the performing arts, and especially in Queens.

Mitchell Waxman, Transportation Committee - Nothing to report. We are going to have a meeting at the beginning of June, I believe June 3<sup>rd</sup> is the tentative date and the agenda will be announced after we welcome our new Vice Chair Hannah to the effort, and I look forward to working with her.

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

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

- We are getting a month closer; I believe to meeting in person soon.
- IDNYC is a card for all New Yorkers, immigration status does not matter. You can now sign up for this free ID card at Borough Hall, go to our website and make an appointment. It is for individuals 10 years or older.
- Thursday, May 20<sup>th</sup> there will be a Recruitment Fair at 2:00 p.m. Please go to our website to register
- Free movie night has returned. Thanks to the Borough President, May 19<sup>th</sup>, Inside Out; May 26<sup>th</sup>, Moonlight at the Hall of Science. You must go to our website and register.

##### **Ayat Hussein, Office of Assembly Member Zohran K. Mamdani:**

- Ramadan food distribution - raised a total of \$17,108 — \$5,000 of which was raised through a fundraiser contributed to by our neighbors. Thank you to Sen. Gianaris and Sen. Ramos for contributing. We were able to distribute 2,318 hot meals and 400 grocery bags.
- We introduced the Clean Futures Act (A06761) - ban all electric generating facilities powered in whole or in part by fossil fuels.
- We also introduced Public Participation in Rulemaking (A06267) - makes State Agencies more accountable to the people using common-sense measures, including allowing them to use tactics already used by CBI like hosting evening meetings so working people can attend.

- Xing fundraiser - raised \$105,907 for the family of Xing Long Lin, the delivery worker that was killed by Ditmars. Thank you to our neighbors for coming together.
- Retro Pizza, a small family-owned business in Astoria burned down in a fire. They are almost halfway to their goal to raise funds to rebuild  
[https://www.gofundme.com/f/rebuild-retro-pizza?utm\\_campaign=p\\_cp+share-sheet&utm\\_medium=copy\\_link\\_all&utm\\_source=customer](https://www.gofundme.com/f/rebuild-retro-pizza?utm_campaign=p_cp+share-sheet&utm_medium=copy_link_all&utm_source=customer)

**Mary Jobaida, Office of State Senator Jessica Ramos:**

- Our office is open to constituents by appointment only. We continue to help constituents via phone. Our phone number is 718-205-3881.
- Calls related to excluded workers' funds; we still do not have the application form available.
- We can only let prospective applicants to stay prepared with updated tax filing if they will apply for Tier 1. Applicants will need ITIN of 2018, 2019, or 2020 to qualify for application For Tier 1 (\$15600) they will need - Letter from employer documenting dates of work and reason - 6 weeks of pay stubs or wage statements from the period 6 months prior - W2 or 1099 from '19 or '20 - Wage notice – The Commissioner can establish other documents
- Tier 2 (\$3,200) eligible applicants: They are the applicants who cannot provide the documents required to receive benefits under Tier 1 but can certify identity and residency - if they can show proof of work-related eligibility in accordance with a point-system promulgated by the Commissioner of Labor. The Commissioner will require multiple documents under this point-system that is reviewed by the Attorney General for approval.

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

- Issues of Zoning and Affordability of Housing are of great concern to Congresswoman Maloney
- The Congresswoman is fighting for getting the maximum money to New York State into New York City from the American Rescue Plan. Money is going to be directed towards higher education venues, colleges and universities in Queens.
- Congresswoman Maloney was instrumental in opening up at Astoria Houses a vaccination center at the Community Center, which has been an important thing, because there are a lot of elderly people who need to be vaccinated
- She is also working on ensuring the passage of the Pregnant Workers Fairness Act
- For more information go to: <https://maloney.house.gov/> or you can call the office at: 212-860-0606

**Muhammad Rahman (on behalf of Jacqueline Rosado), Office of Queens District Attorney Melinda Katz:**

- Greetings from District Attorney Melinda Katz
- Events:
  - Asian Pacific Islander Heritage Month on Wednesday, May 26<sup>th</sup>
  - Memorial Day Observance Ceremony 2021, on Thursday, May 27<sup>th</sup> at 11 a.m.

**Haris Khan, Office of the NYC Comptroller Scott Stringer:**

- Please reach out to us if we can be of help with any constituent concerns, you can reach me at: [hkhan@comptroller.nyc.gov](mailto:hkhan@comptroller.nyc.gov) or by phone at 929-512-1946
- Comptroller Stringer sent a letter to U.S. President Joseph R. Biden, Jr. outlining federal recommendations for advancing diversity, equity, and inclusion nationwide based on successful Comptroller initiatives in New York City. This letter, alongside our other reports, and newsletters can be found on <https://comptroller.nyc.gov>

**Najae Phillips, Office of Congresswoman Alexandria Ocasio-Cortez:**

- As of May 3<sup>rd</sup> at 12 p.m. restaurants are able to apply for direct relief through the Restaurant Revitalization Fund through the Small Business Administration. This program will provide restaurants and other eligible businesses with funding equal to their pandemic related revenue lost up to 10 million per business. The relief does not have to be repaid, provided that the funds are put towards eligible uses by March 11, 2023.
- The new child tax credits. This passed through the 1.9 trillion American Rescue Plan in March in an effort to cut child poverty in half. The new child tax credit raises the 2020 limits from up to \$2,000 per child to a maximum of \$3,600 for qualified children. Qualified children ages 5 and under account for \$3,600 maximum per child and kids between 6 -17 years old count for \$3,000 maximum per child.

**PUBLIC SESSION:**

Rob - We do not have any representation, Costa quit in midterm and there should have been a special election. What are Community Board 1 or any of my representatives doing to get me representation for the City Council?

Irene Arholekas – I am a long-time Astoria resident and I just wanted to let people know that I am trying to get together with a variety of arts organizations to have an Astoria Story Slam. I can give information when that is available. I just wanted to let everybody know that we have a wonderful borough, wonderful neighborhood and it would be great to have people come out and share their stories of why they live here and personal stories and memories of growing up here. I intend to make it multi-generational, multicultural, multiracial, just to highlight all the beautiful stories that come from this place.

Chong Bretillon - I just wanted to ask the Board to put pressure on the District Attorney's Office, as well as the police, to see that the woman who murdered Zing Long Lin is sees charges. She was driving over 50 miles per hour according to witnesses and illegally entered the bike lane where she took the life of a hard-working Chinese immigrant who supported his family in China and has two little girls here. What do you say to those two girls that it

is okay for someone who has a Mercedes and who owns property, probably has a little bit of money and is white and just gets away with killing him? She also injured a bystander, and if that tree was not there in front of the restaurant, she would have killed many other people and she is free now and the car is parked in front of the precinct. I don't know about the chain of evidence. It is AAPI Heritage Month, everyone is talking about stop Asian hate, and we need to recognize the contributions of Asian Americans to our society. Someone just killed one and nothing is happening. I would like to ask everyone to think about those two little girls, his wife and his parents. His life mattered and we should all put pressure on D.A Katz and the cops to do something about it.

Yawne Robinson - Next week the NAACP Astoria/Long Island City Branch will be hosting a Meet the Candidate Forum, and we are given the platform space for all the candidates who are running for Jimmy Van Bramer's seat to be able to come out and share what it is that they want to do for District 26 and for people to be able to ask questions on the public platform. People can go to the NAACP Facebook page it is called, Astoria/Long Island City NAACP. It will stream live on Monday, Tuesday and Wednesday next week and let's see who we are going to get next.

Richard Khuzami - I just would like to let everybody know that this Monday on the 24<sup>th</sup> at 6:30, Old Astoria Neighborhood Association, will be hosting another candidate's forum. This will be for District 22. This will be streamed on Facebook and YouTube. You can ask to Chat; I will put the information in the Chat.

The Chairperson, Marie Torniali asked for a Motion to Adjourn

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

Chair, Marie Torniali - Thank you so much see you next month, be safe out there, keep the masks on.

**Meeting Adjourned: 9:00 p.m.**

**ATTENDANCE FULL BOARD MEETING**

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

Number Board Members Present 38Present 38Absent 6Excused 7



# CITYWIDE HOTEL SPECIAL PERMIT

## APPLICATION FOR ZONING TEXT AMENDMENT

May 3, 2021



## Project Overview

The proposed text amendment would create a new special permit for hotel development citywide.

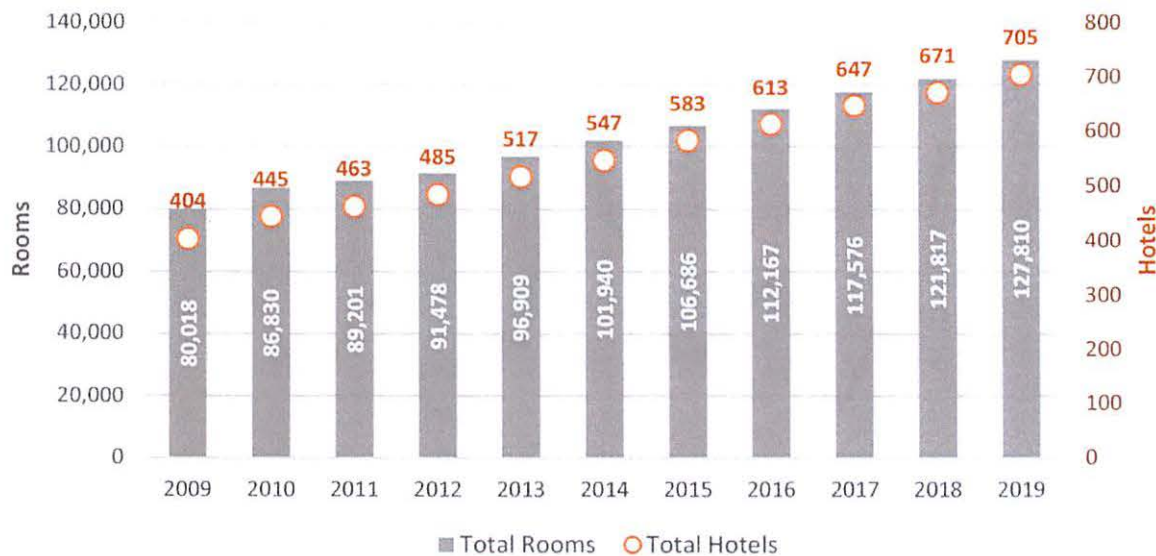
It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.



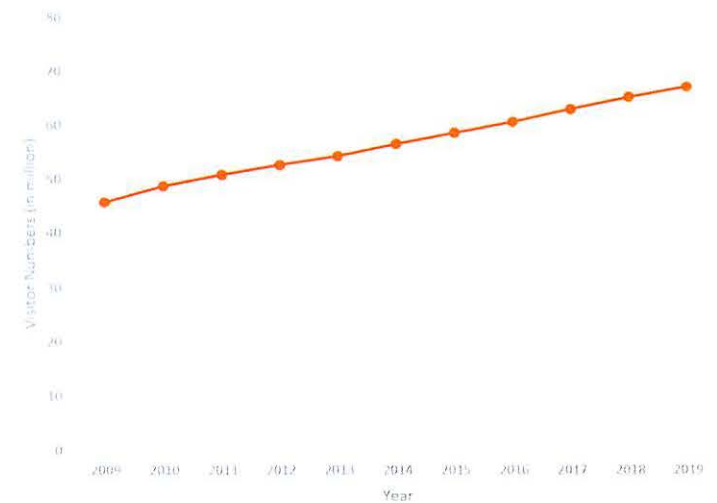
# Background: Hotel Industry Trends

By 2019, NYC experienced record growth in the tourism industry and its hotel pipeline.

## NYC Hotel and Room Supply

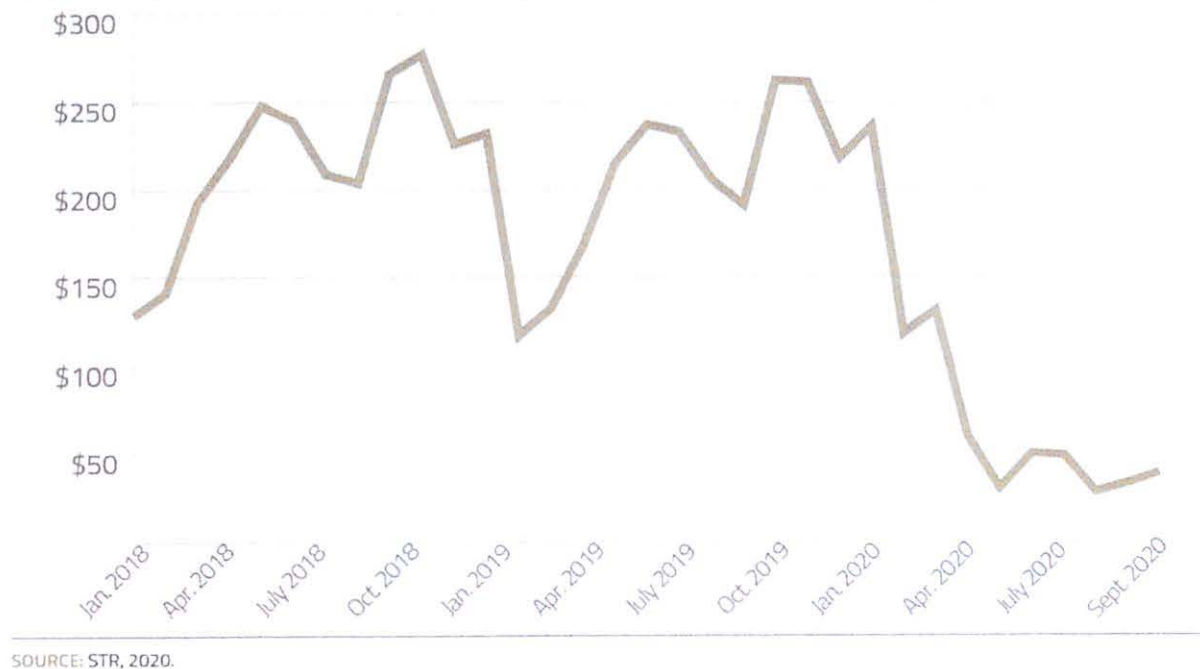


## NYC Visitor Trends



## Queens Context – Hotel Development

FIGURE 15: QUEENS HOTEL MARKET TRENDS, JANUARY 2018–SEPTEMBER 2020



### Long Island City Submarket

#### 2020:

- ~3,500 rooms in 37 hotels
- Several new hotel hubs, including Dutch Kills, eastern edge of Queens Plaza, Ravenswood
- Loss of 380 rooms (mid-scale) due to COVID-19 pandemic
- Second largest submarket in the borough, after JFK/Jamaica

#### Pipeline:

- ~3,000 new rooms in 20 buildings slated for construction

## Background: Recent Land Use Changes for Hotels

- Rapid growth of new hotels throughout the city has led to a variety of special permits in various locations in recent years.
- In addition, a special permit was adopted for hotels in M1 districts in 2018.
- Different criteria for varying locations and zoning districts has resulted in an inconsistent review of hotels.



*Chelsea, Manhattan*

# Land Use Challenges

While issues vary by neighborhood context, transient accommodations may affect development patterns in ways that can affect future use and development of a neighborhood and introduce conflicts with businesses.



Maspeth, Queens



Briarwood, Queens



521 W 58<sup>th</sup> St, Manhattan



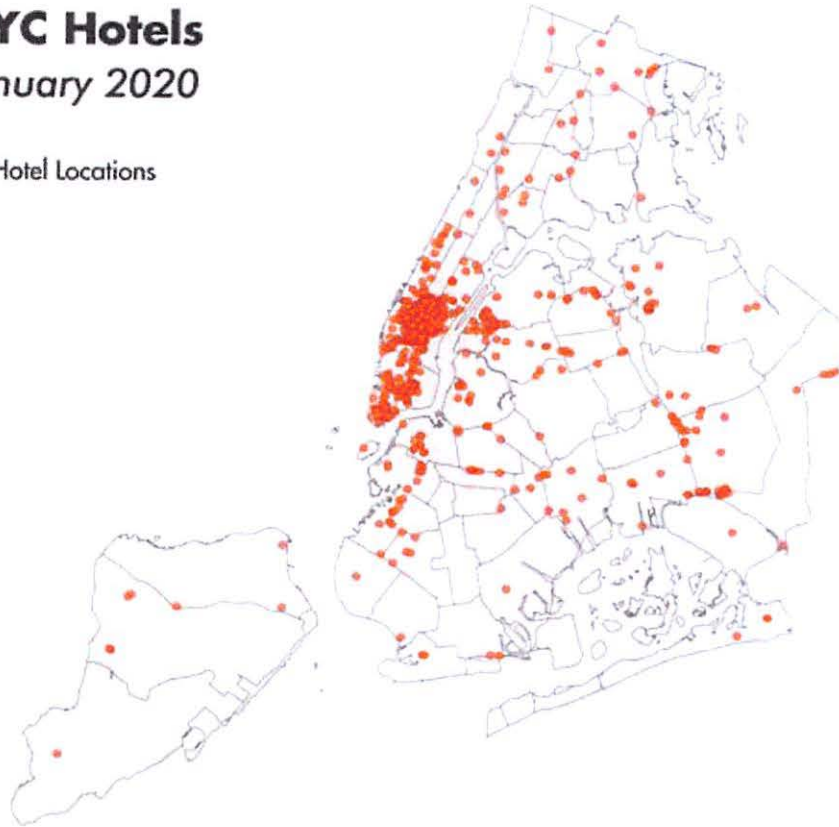
Rockaways, Queens

# Purpose and Need and Findings

## NYC Hotels

January 2020

● Hotel Locations



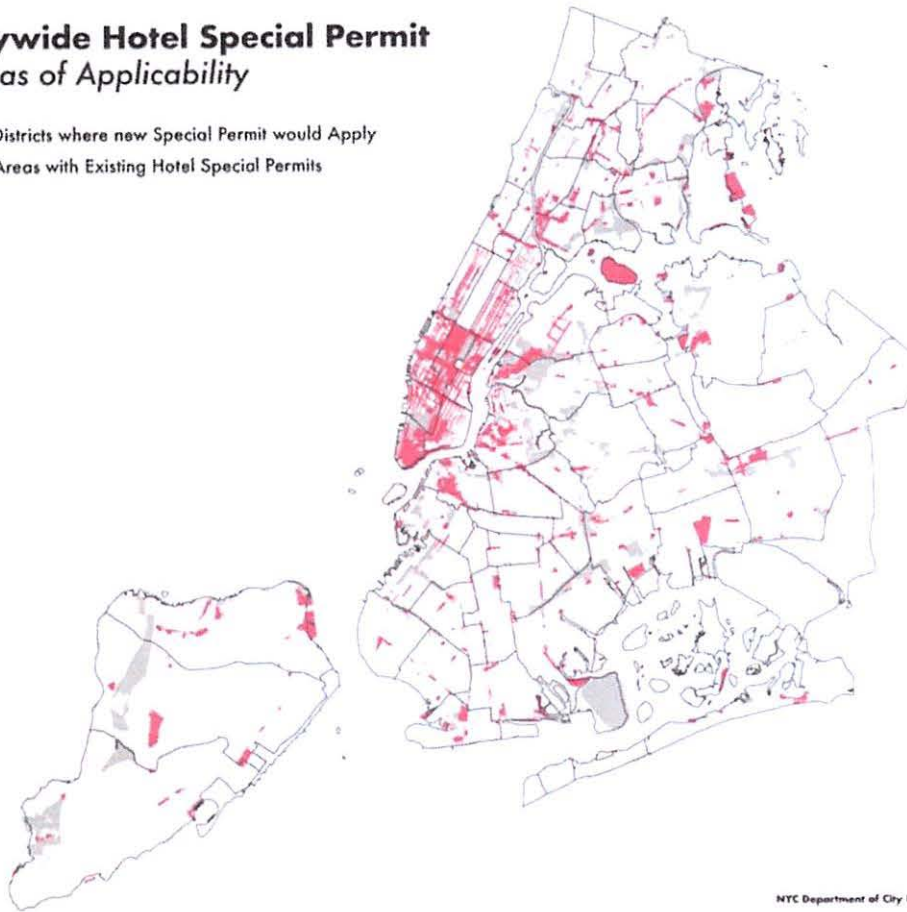
NYC Department of City Planning

- Ensuring that there is a consistent zoning framework for new hotels that will support more predictable development.
- The new special permit findings are proposed to be that the hotel use will not impair the future use and development of the surrounding area.

# Applicable Areas

## Citywide Hotel Special Permit Areas of Applicability

- Districts where new Special Permit would Apply
- Areas with Existing Hotel Special Permits



- Zoning districts where hotels are currently allowed will require a special permit for any new hotels and conversions:
  - Higher density Commercial,
  - Mixed-use,
  - M1/Residential
- The proposed citywide special permit will replace existing special district special permits.
- The existing M1 Hotel special permit will retain its findings that are specific to light industrial areas.

## Findings

The new special permit findings are proposed to be that the hotel use shall not impair the future use and development of the surrounding area.



Hotel next to Yankee Stadium front on the Marjorie Greenwald road.



The hotel's parking and back of house face a quiet residential block.

# Recovery Proposal

Proposed recovery provisions are intended to restore the hotel inventory to pre-COVID levels. These include:

**1. 6-Year Window for Hotels Filed with DOB to be constructed:**

- Modified vesting to allow projects in DOB pipeline to advance, even if foundations are not complete by adoption of the text amendment

**2. Exclusions of recent or active land use applications:**

- Project approved by the CPC or BSA after Jan. 2018 will not require a special permit
- Applications that begin CPC public review or file with BSA prior to adoption date will not require a special permit

**3. 6-Year window for vacant hotels to reopen:**

- Allow hotels that exist on date of adoption, should they become vacant, to retain their use 6 years from date of adoption without a special permit
- Existing hotels are allowed to convert to another use and may convert back to hotel use until 6 years from date of adoption

## Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 3, 2021.
- DEIS identified significant adverse impacts with respect to:
  - **Hotel and Tourism industry**
- No other significant adverse impacts were identified.
- Possible mitigation measures will be explored between the DEIS and the FEIS.

# Summary

## Special Permit

All new hotels will have to:

- File for a Special Permit with the Department of City Planning
- Go through the full ULURP process for approval
- Will need to meet the findings of the special permit and will be subject to site plan approval

## Standard ULURP Process



## Public Review for Citywide Hotel Special Permit





# Appendix

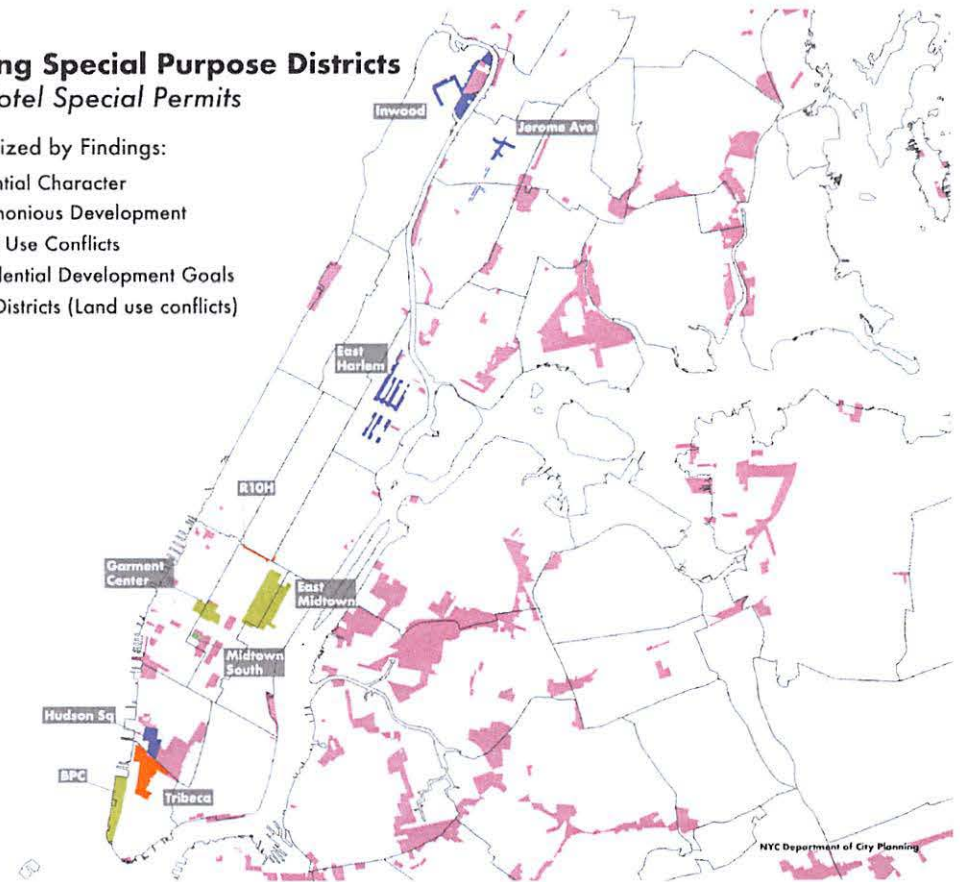
## Existing Special Permits

- R10H – 1968\*
- Tribeca – 2010
- BPC – 2011
- East Midtown - 2017
- East Harlem - 2017
- Inwood - 2018
- Garment Center - 2018
- Jerome Avenue – 2018

### Existing Special Purpose Districts with Hotel Special Permits

Categorized by Findings:

- Essential Character
- Harmonious Development
- Land Use Conflicts
- Residential Development Goals
- M1 Districts (Land use conflicts)



## Public Purpose Facilities – Use Group 5

Current rules for Use Group 5 developed solely for a public purpose, such as temporary housing for the homeless, will not change.

- Allowing these facilities in a variety of zoning districts has allowed the City to meet its legal obligation to provide emergency shelter and to provide for social services that serve the needs of these populations.
- The proposed text amendment is intended to address the land use concerns related to *commercial hotels*, and is neutral with regard to current policies related to siting social service and shelter facilities that also have sleeping accommodations.

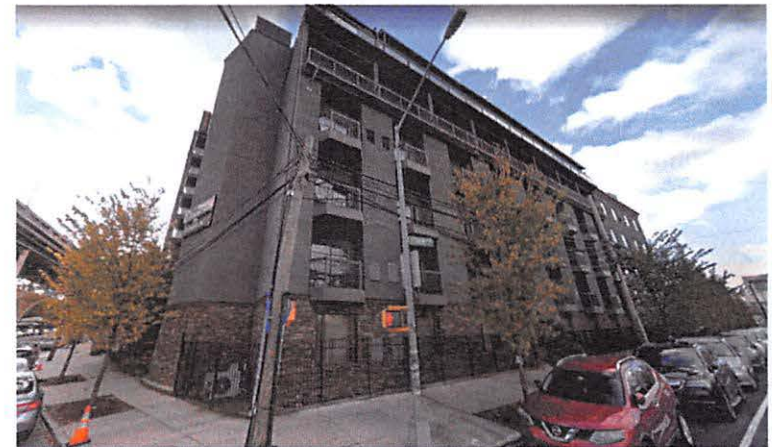
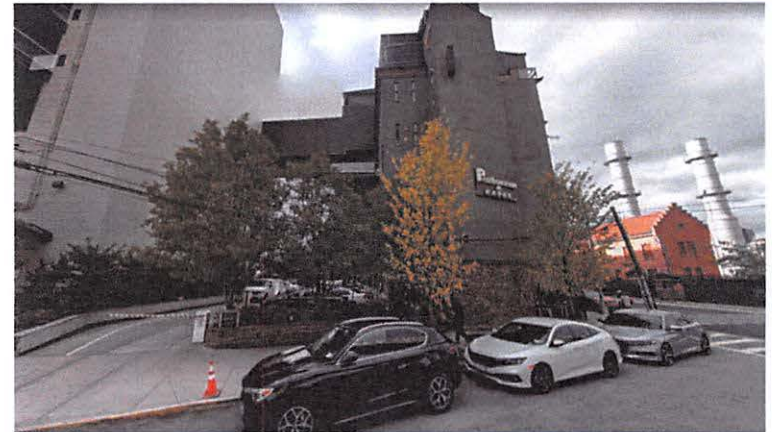
# Citywide Hotel Special Permit

74-802

## Transient hotels within Commercial Districts

In C1 Districts, except C1-1, C1-2, C1-3 and C1-4 Districts, in C2 Districts, except C2-1, C2-2, C2-3 and C2-4 Districts where #transient hotels# are not permitted pursuant to Section 32-14 (Use Group 5), in C4, C5, C6 and C8 Districts, in M1 Districts paired with a #Residence District#, and in M1-6D Districts, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that such #use# will not impair the future use or development of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

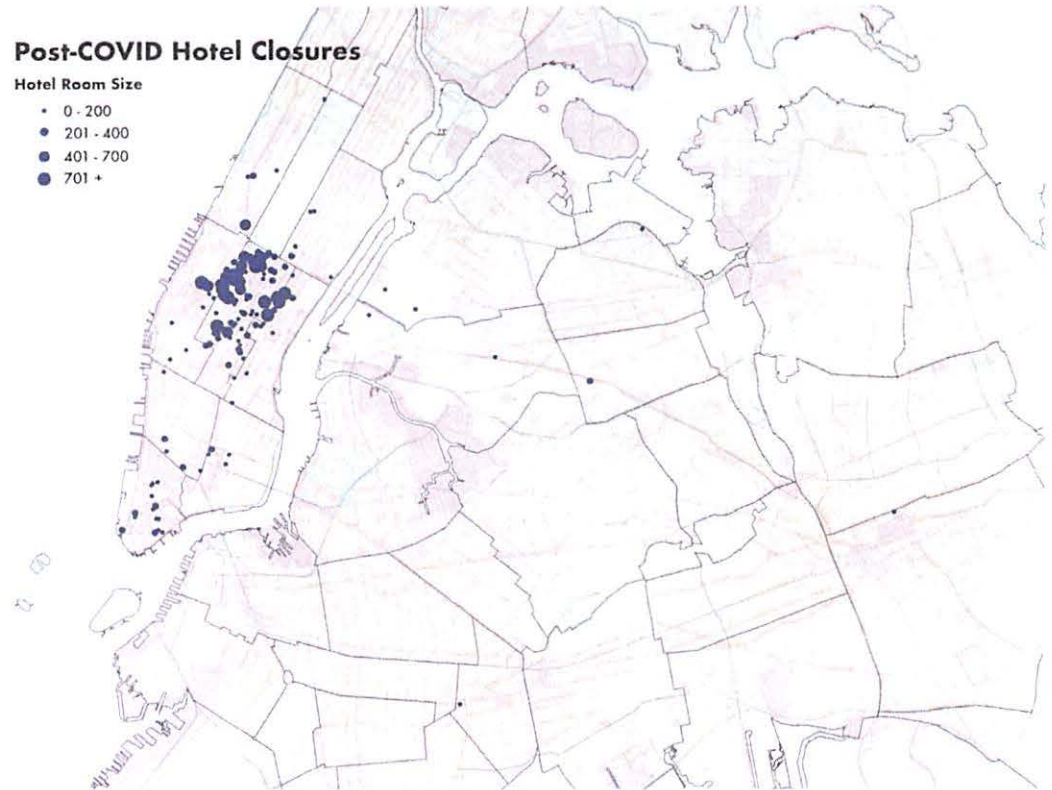


Long Island City, Queens

# COVID Impacts on the Hotel Industry

The COVID-19 pandemic has had a disastrous effect on the NYC hotel industry and its workers:

- Between January and November 2020, a net total of 146 hotels (out of 705) and 42,030 rooms closed.
- 96.3% of room closures occurred in Manhattan.
- Estimates of 197,000 jobs lost in the leisure and hospitality industry.



# Recovery Proposal

Proposed recovery provisions are intended to restore the hotel inventory to pre-COVID levels. These include:

1. **Modified vesting** to allow projects in DOB pipeline to advance, even if foundations are not complete by adoption
  - Projects filed with DOB prior to 2018 need to obtain a foundation permit prior to adoption
  - Projects filed between January 1, 2018 and referral need to obtain zoning plan approval from DOB prior to adoption
  - Both categories of vested projects have 6 years, instead of standard 2 years, from date of adoption to complete construction
2. **Exclusions of recent or active land use applications**
  - Approved CPC or BSA application will not require a special permit, if approved after January 1, 2018
  - Applications that begin CPC public review or file with BSA prior to adoption date will not require a special permit
3. **Extended Discontinuance:**
  - Allow hotels that exist on date of adoption, should they become vacant, to retain their use 6 years from date of adoption without a special permit
  - Existing hotels are allowed to convert to another use and may convert back to hotel use until 6 years from date of adoption

# **Broadway & 11th Street Rezoning**

## **Queens Community District 1**

ULURP: 210025ZMQ & 210026ZRQ

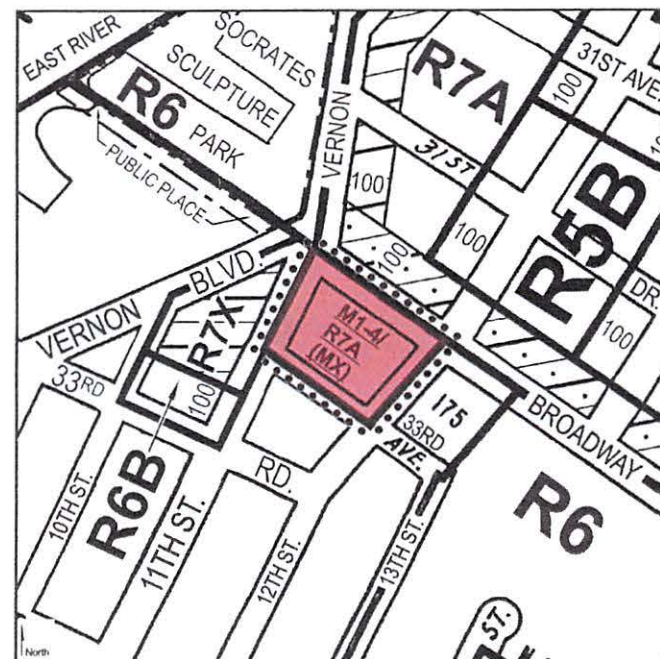
Applicant: 11 St & Broadway LLC

Representative: Akerman LLP

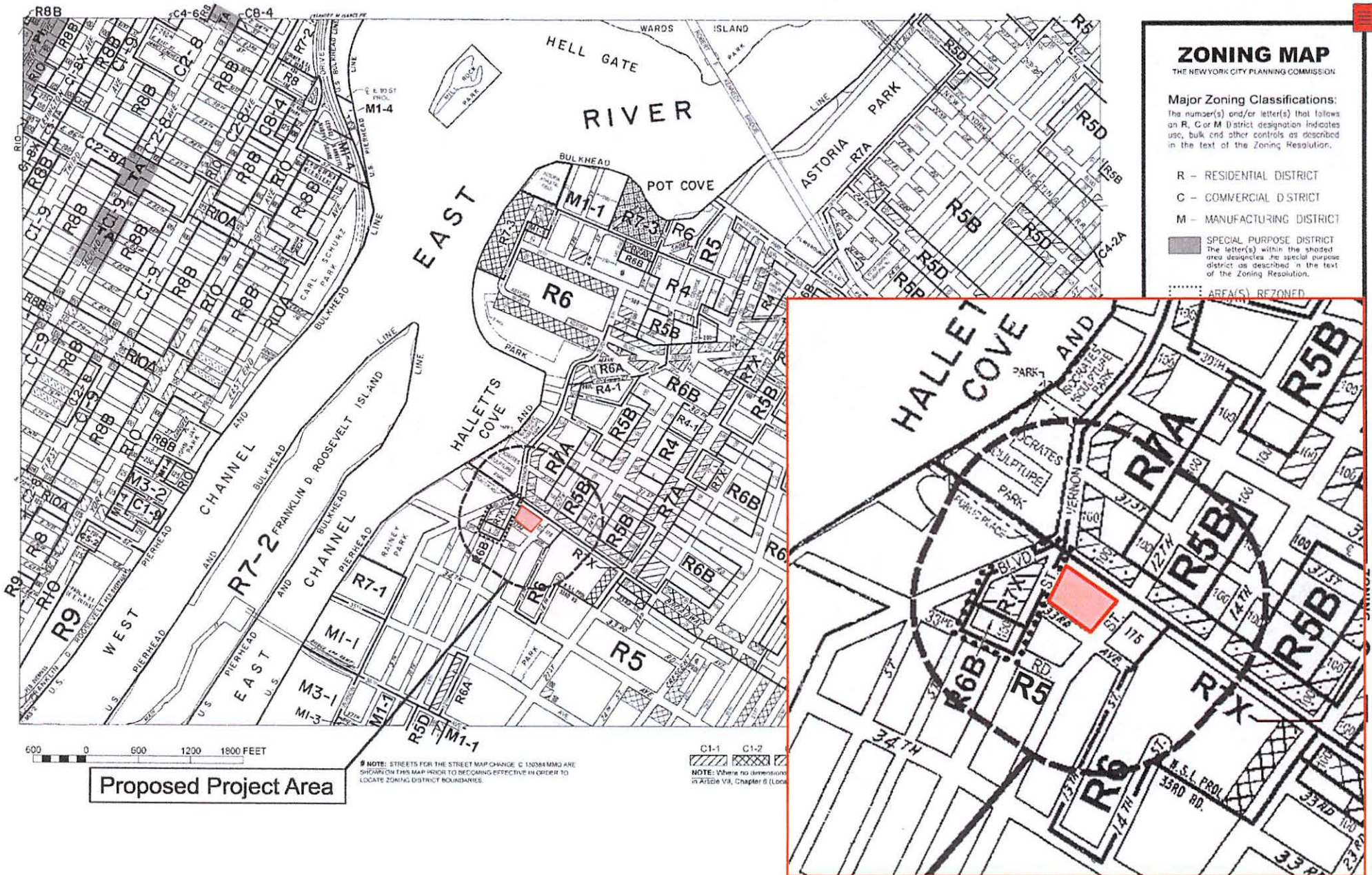
## Project Overview

Proposed rezoning of Broadway and 11th Street site in Ravenswood from R5 to M1-4/R7A (MX) zoning district with Mandatory Inclusionary Housing (MIH).

The proposed rezoning would facilitate the development of a 7-story mixed-use building with 205 units, including 51 permanently income-restricted units under MIH Option 1, a grocery store, local retail, artist studio, wine distributor, and floral production studio.



# Zoning Map



# Land Use

## Area Map

Broadway and 11th Street Rezoning, Queens  
Block 316, Lots 1 & 13

### Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

### Existing Commercial Overlays

- |  |  |
|--|--|
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|  |  |

Subway Entries

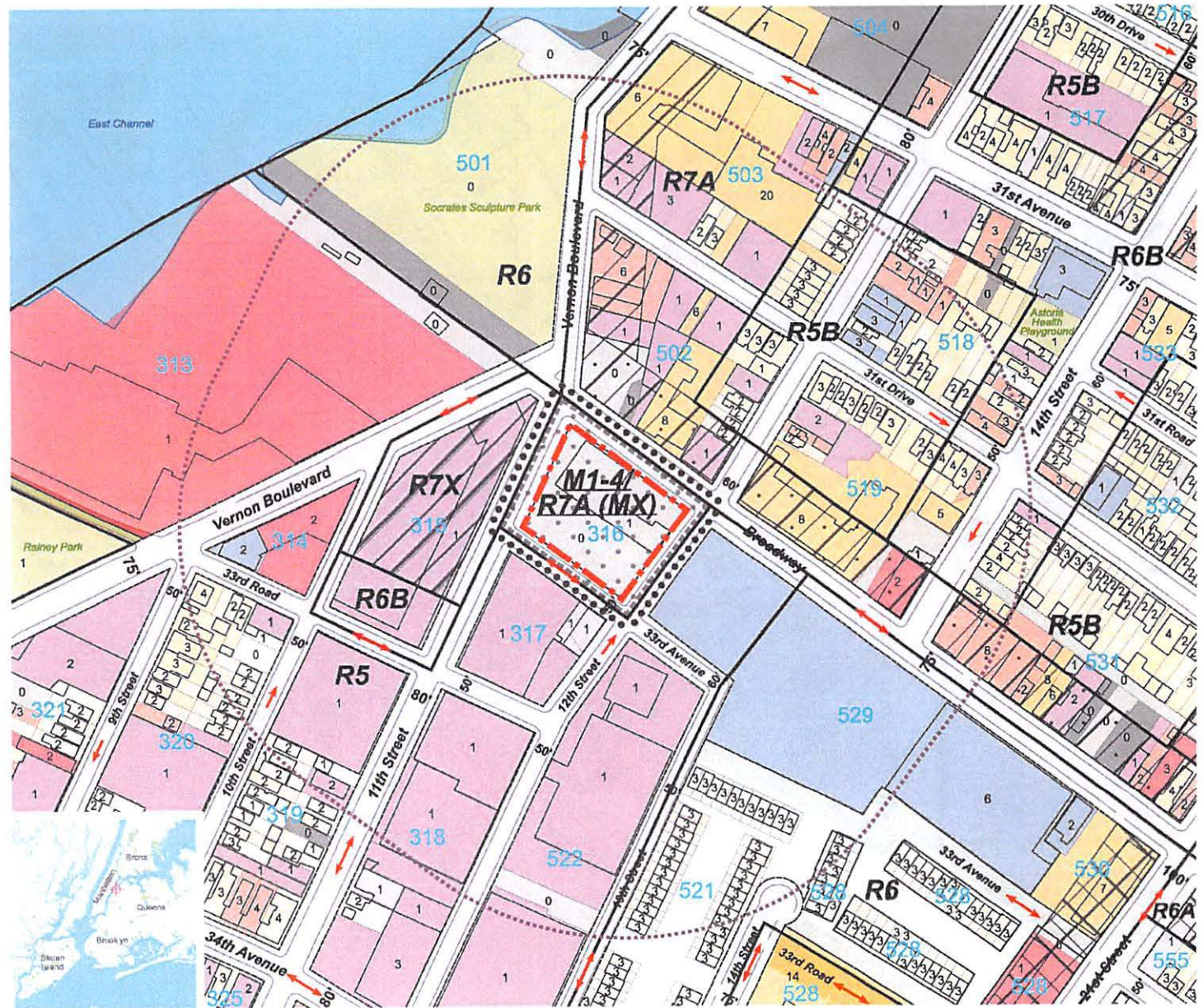
Block Numbers

Property Lines

Number of Floors

### Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Prepared by Urban Cartographics May 2019

# Proposed Development Site & Surrounding Area



# Proposed Development Site



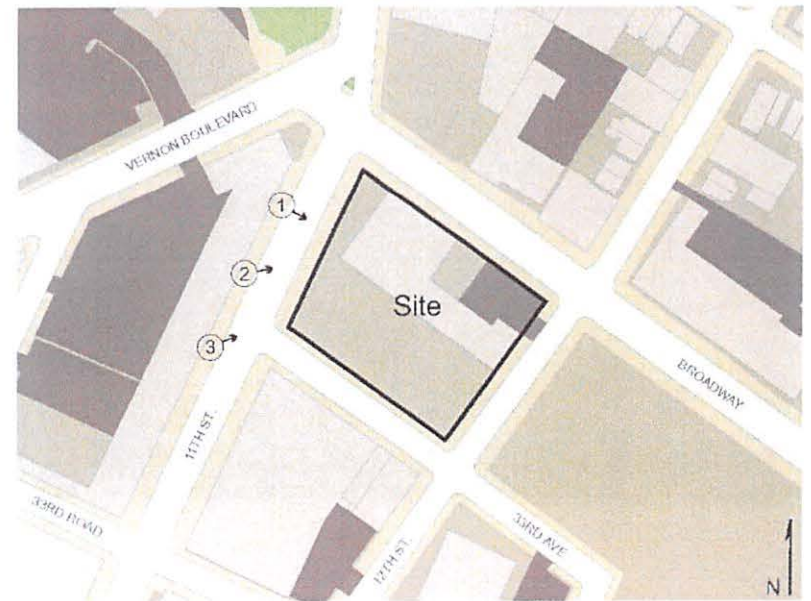
1. View of the Site facing southeast from 11th Street.



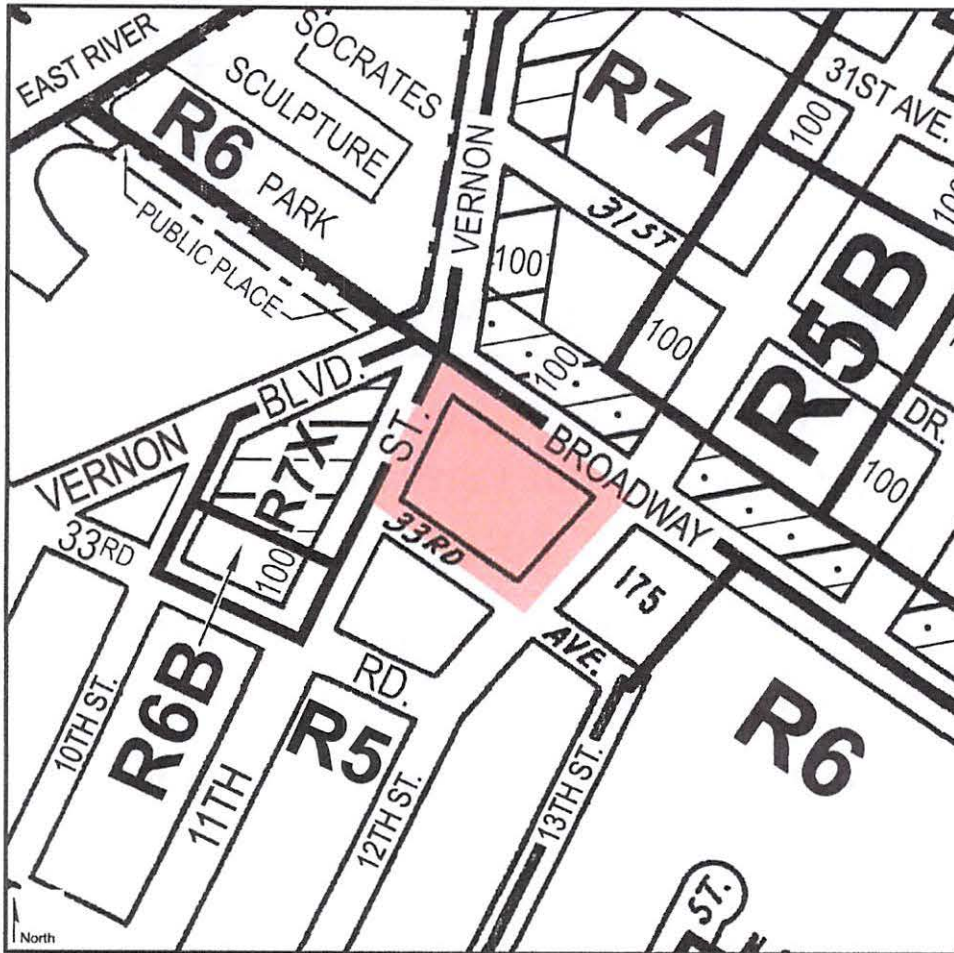
2. View of the Site facing east from 11th Street.



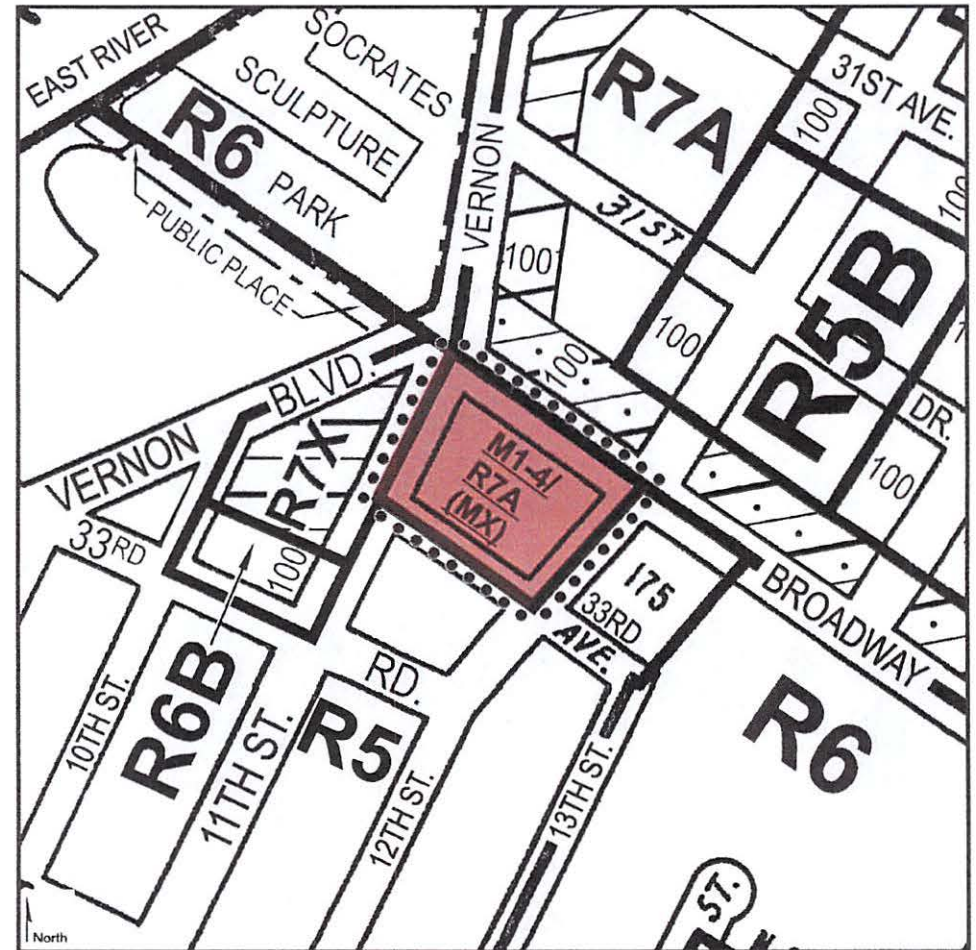
3. View of the Site facing northeast from the intersection of 33rd Avenue and 11th Street.



# Zoning Change Map



Current Zoning Map (9a)



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

Rezoning from R5 to M1-4/R7A (MX)

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution

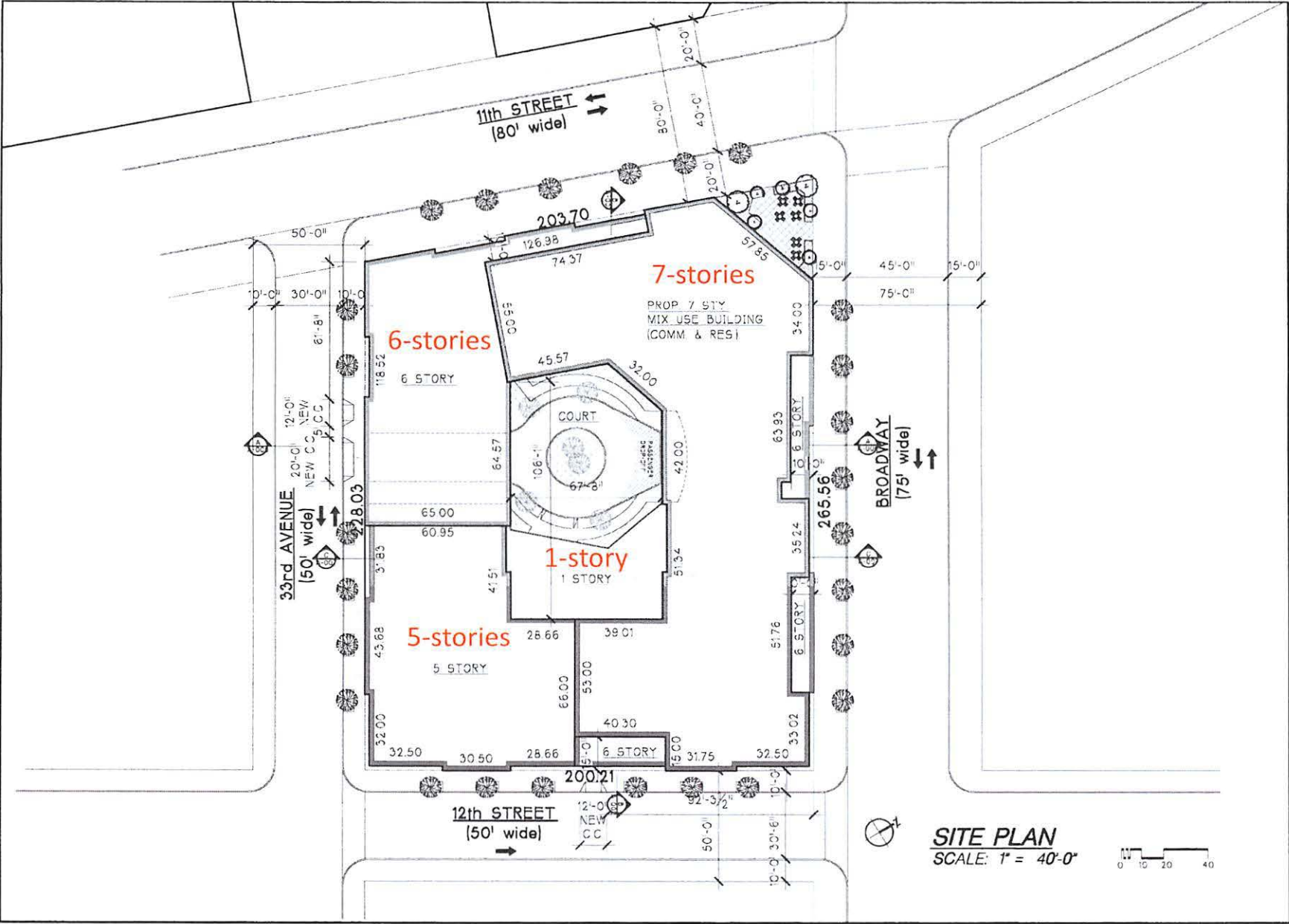
## Proposed Development

- New 7-story mixed-use, Quality Housing building with 205 units
- 226,556 sq ft (4.6 FAR)
- 197,870 sq ft of residential floor area
- 9,973 sq ft grocery store
- new local retail, artist studio, wine distributor and floral production studio
- 80-space cellar parking garage
- 51 permanently income-restricted units at an average of 60% AMI with 10% at 40% AMI under MIH Option 1

Type	Count	Percent	MIH
Studio	34	16%	8
1-BR	79	39%	20
2-BR	78	38%	19
3-BR	14	7%	4
Total	205	100%	51



Illustrative Site Plan



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS FULFILLING ANY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

**GERALD J. CALIENDO, R.A., A.I.A.**  
Architect, P.C.  
118-12 Queens Boulevard  
Rye Brook, N.Y. 11435  
Tel: (718) 268-9698  
Fax: (718) 268-0997  
www.gcalendarchitect.com

**DRAWING TITLE:** SITE PLAN - M1-4 / RTA  
**FOR ILLUSTRATIVE PURPOSES ONLY**

**PRELIMINARY:**

**11-01 33RD AVENUE**  
**ASTORIA, NY**

NO.	DATE	BY	CHKD BY	APP'D BY
1	1-29-21	AS NOTED	18213	GJC

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

**DRAWING No:** 2 OF 13

**A-001.00**

**Wine Distro.**  
WINE DISTRIBUTOR  
UG 16  
3,963.42 SF NET F.A.  
4,126.20 GFA

**Floral Prod.**  
FLORAL PRODUCTION  
UG 16  
5,672.42 SF NET F.A.  
5,888 GFA

**Local Retail**  
COMMERCIAL SPACE  
3,717.65 SF NET F.A.  
3,664.12 GSF

**Grocery Store**  
SUPERMARKET/GROCERY STORE  
3,763.89 SF - NET F.A.  
10,055.52 GSF

**Artist Studio**  
ARTIST STUDIO  
UG 8  
4,566.75 SF - NET F.A.  
4,752.6 GSF

**Other Areas:**  
LOADING AREA: 1,086.34 SF  
DRIVEWAY: 80'-0"  
CONCRETE WALK  
SPRINK WATER ROOM: 56'-2"  
GAS METER ROOM  
ELECT. ROOM  
MEETING AREA  
REAR LOBBY  
RESTROOMS  
STORAGE AREA  
SEATING AREA  
CLOSET ABOVE  
WALL ALCOVE  
KITCHEN  
BATH  
HALL  
STAIRS  
NEW C.C. (Concrete Core)

**Streets and Dimensions:**  
11th STREET (Top)  
33rd AVENUE (Left)  
12th STREET (Bottom)  
BROADWAY (Right)  
Dimensions: 223'-0 1/2" (Total Depth), 200'-2 1/2" (Total Width). Individual lot widths include 50'-0", 30'-0", 10'-0", 30'-8", 50'-0", 32'-3 1/2", 10'-0".

**FIRST FLOOR PLAN**  
**SCALE: 1" = 40'-0"**

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALLENDER ARCHT. PC AND ITS PRINCIPALS/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

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

158-72 Queens Boulevard  
 Briarwood N.Y. 11435

Tel: (718) 268-9975  
Fax: (718) 268-9913  
[www.thefurniturebiz.com](http://www.thefurniturebiz.com)

TITLE FIRST FLOOR PLAN  
FOR ILLUSTRATIVE PURPOSES ONLY

111-01 33RD AVENUE  
ASTORIA, NY

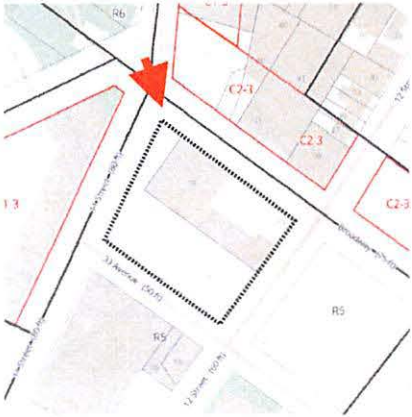
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CHECKED BY:	GJC	PREPARED BY:	
JOB NO.	18213	SCALE	AS NOTED
DATE	1-29-21		



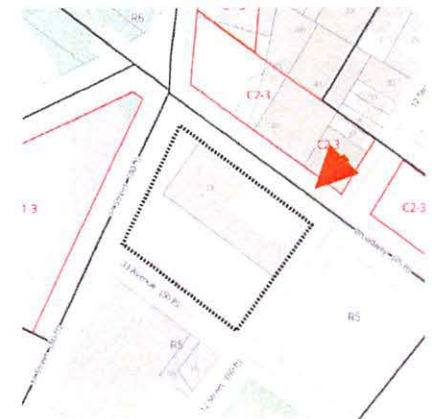
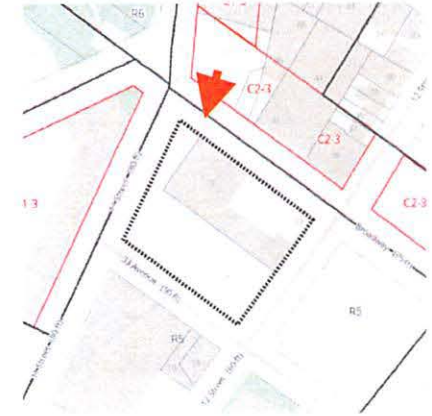
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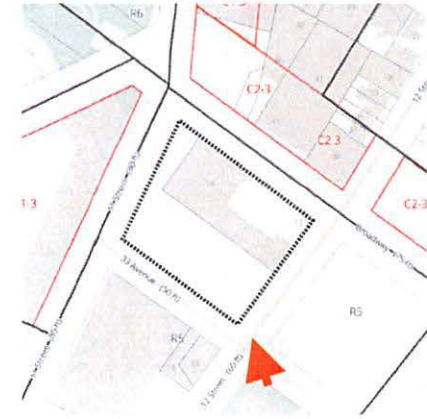
Illustrative Massings - Views from Broadway & 11th Street



## Illustrative Massings - Views from Broadway



## Illustrative Massings - Views from 11th Street & 33rd Avenue



# Illustrative Massings - Views from 12th Street & 33rd Avenue



## MIH Administering Agent

Founded in 1972, HANAC, Inc. is a multi-faceted social services and affordable housing organization based in Astoria.

- HANAC Serves more than 30,000 NYC residents annually, owns and manages over 650 affordable units.
- Responsible for ensuring that affordable housing units are rented in compliance with zoning provisions and applicable guidelines.
- Services:
  - Advertisement & Marketing
  - Lottery Management
  - Applicant Processing
  - Tenant Selection
  - Applicant Appeals Facilitation
  - Initial Lease Up and Move In
  - Waitlist Management
  - Ongoing Quality Assurance & Compliance
  - Referrals for counseling, case management, senior services, and other community-based services

*Administrative office located at 27-40 Hoyt Avenue S, Astoria  
Fiscal office located at 1250 Broadway, Manhattan*



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

**Broadway & 11th Street Rezoning**  
**Queens Community District 1**

ULURP: 210025ZMQ & 210026ZRQ  
Applicant: 11 St & Broadway LLC  
Representative: Akerman LLP