

Community Board 1, Queens - Board Meeting Minutes

October 17, 2023

Public Hearing

Marie Torniali, Chairperson - Welcome to the Tuesday, October 17th meeting of Community Board 1.

21-17 37th Avenue Rezoning C 230306 ZMQ

Richard Lobel, PC, we're here to discuss the 21-17 37th Avenue rezoning, which you see both in the materials as well as on the screen before you I would briefly introduce the applicant Parts, Authority and Yon Rosenthal who's here and we'll talk about them briefly at the conclusion of the presentation, as well as Elan Rosenthal with me. Also is Manish Svani the project architect as well as Kevin Williams from GZA environmental Consulting. (*Presentation Attached*)

Q&A with the Board

Elizabeth Erion Thank you for the presentation. We did not have any reservations about this project. We had no questions that were left unanswered when we vetted it and when we reviewed it on October 4th. The scale of the building was appropriate to the 21st Street context in the Queen Plaza area. As you might have seen in the report, we did not have a recommendation on this as yet, it will have to come from the floor since we haven't met in person.

Gerry Caliendo I know the company, I know Mr. Rosenthal. I know Parts Authority and it's a major corporation in the city of New York, and my comment at the committee meeting was that New York City needs jobs and he need these kinds of corporations that hire people and we don't want them to go to another city. That's critical here. We need the tax base and we need these corporations in the city of New York, and he mentioned that the committee meeting that his lease is up someplace and he wants to develop this property, which he's owned for a number of years in order to move his headquarters there and I think that's something that shows he's a New York City company at heart, even though they serviced the whole country I believe. This is the kind of company that we want to stay in New York and produce jobs and tax revenue number one number two I didn't say it at the meeting, but I do want to compliment the architect and his architect.

I think it'll be a great compliment to Long Island City and again I just want to echo what Liz mentioned. We didn't have any negative comments at all from the committee.

Chris Hanway You mentioned hiring from the local community. This development, which architecturally looks fine and in kind of harmony with the neighborhood, sits basically between the Queensbridge houses and the Ravenswood houses. Has there been any thought and a particular effort to hire from those two communities? They are hyperlocal and they're also communities where there's a great need for jobs.

Yaron Rosenthal Well, the whole point of being there is because we're surrounded with potential people that want to work for us. Part of what we do on the light manufacturing side is build kits. For example, if a transmission company wants to rebuild a transmission, we put all the shims and the gaskets and the bearings, it's like a pizza box. We also build kits for front end parts. Instead of somebody buying one ball joint, we get all of them. So that's why we're dedicating some of this building to the light manufacturing.

Chris Hanway I'm wondering if you might consider targeted hiring events rather than in Yankee Stadium, which is great, but is many miles from the neighborhood in the local community that would be more accessible to folks in the community, particularly though not exclusively to the folks in public housing who might be qualified and eligible for these jobs.

Yaron Rosenthal I'm. Sorry, if I misled you all we have in Yankee Stadium is a little sign that says if you want a job. We just did a whole bunch of job fairs in the Bronx. We have a 200,000 ft Warehouse in the Bronx that supports our New York stores, and we did a job fair at the site, because we want people to see where they're working.

Corinne Wood-Haynes I am piggybacking on what Mr. Hanway said and I would like to hear some more strategic planning and reference to not only jobs but layering the residents of those developments with tools and skills to be able to obtain the jobs that you believe will be accessible to the communities.

Richard Lobel Maybe one of the recommendations that was made at the community board land use hearing was to engage the Queensboro president's office, who oftentimes has these targeted type of jobs fairs for local areas. I think what we would be happy to do and again this is new I think to Parts Authority, because, frankly, without an application, that's approved, you don't even know whether or not you can take the steps to move in that direction. We'd be happy to work both with the community board and with the Queensboro president in order target local hiring.

Corinne Wood-Haynes I think that would be key. I am also the TA president of Queensbridge houses largest housing development in the world, and it would be key to focus and target skills to help qualify residents, not just access to jobs, but just what you said in reference to educational platforms as well.

37-42 30th Street Zoning Certification N240027ZCQ and Authorization N240028ZAO

My name is Eric Palatnik and I a lawyer and I'm here tonight, representing 37-42 30th, Street and First I'd like to say thank you to all of you. (*Presentation Attached*)

Q&A with the Board

Elizabeth Erion This was a project that we reviewed in early October, for which many members of the committee were glad to see that there was a supermarket coming into this area. We really had no issue with the density etc., the scale of the project. There was an issue that did come up, because this is not a Mandatory Inclusionary Housing (MIH) program. It's going to get an a tax abatement exemption or abatement. The 421a is different in that it has a much larger range of AMIs in which the rentals can come up to the people can be eligible to have subsidized departments. It goes up to between 30 and 165% of AMI. Those rates are high for this

area. It's high for a lot of the district. The issue we had asked was if they would also come back and give us a more concrete understanding of what their intent is when this building is open, because you talked about the possibility of 130% being the AMI, which you would be working with, and the issue that came up was that was considered to be relatively high for that area.

Eric Palatnik I think what she's saying is held in agreement by the state legislator of New York, who has terminated that program and has not renewed it, the 421a, the owner of the property made an voluntary application under the state tax abatement program that existed up until 2 years ago and has since been eliminated. Some properties, though, were grandfathered if they were able to get their foundations in. It's really what makes most of the development in New York City happen and as an example of how it's grinded to a halt. Manhattan didn't pull any building permits, I think for the month of June zero. The reason is because there is no tax abatement for residential. That's why you just saw a very happy applicant for a commercial development a few minutes ago because they have an advantage to build right now, because they could build without many obstacles, but residential, on the other hand, requires a tax abatement of some sort. The program is 421a and that allowed any property owner in the city of New York, who is making an application for a new building, multiple dwelling to file for the tax abatement, any property owner, and the deal is separate from the land use action that we have here. In exchange for the tax abatement, the state and the city get affordable housing and that's statutorily written and what was just being spoken about, and just so you all know what the public debate is. Right now, a lot of people agreed that affordability level was too high, and the state canceled the program two years ago, and now everybody that builds in the city is waiting to see what the new program will be, probably with lower thresholds. Having said that, this application is grandfathered or this building is grandfathered and the discussion we're having right now about affordability is entirely separate from our land use action because we're not seeking a rezoning, but we do promise to keep you updated and we promise to come back to you as we need to and we'll let you know which units are being designated as affordable, how many they are and at what rate, and if you'd like us to come back and present it to you and discuss it with you, we'd be happy to do.

Elizabeth Erion Thank you for that response, one of the other things that one of the other issues that came up with, as you know, that they're getting approximately 12 and a half thousand square feet of additional residential floor area for this action, and the question was: what happens if the supermarket goes under or if the lease expires and it's not renewed? The one thing is that the supermarket is being offered a 25-year lease which was considered to be stable for the area. But the question was: what happens if the supermarket itself doesn't continue there for whatever reason. It turns out that they have an annual reporting system that they have to do to the city, that there is an active and complying supermarket occupying the ground floor and if it's not complying Department of Buildings can take away their certificate of occupancy after inspection and they cannot occupy that space or the additional 25,000 Square feet. With those answers, the committee had generally a favorable response to the project with just that concern about not going above an excessive amount of AMI for eligibility. You can make your motion during the business portion of the meeting on this based on our report.

Brian Martinez My question or comment is: would the supermarket be reflective or catering to the people living in the building or to the people in the surrounding area like the community, catering to the community?

Eric Palatnik It's got a very base offering I think that you would find in most like a Key Food or a Shop Rite, or Stop and Shop, something like that. The mezzanine level is going to have specialty foods from around the world and when I say specialty, I mean spices. It has been explained to me all the things you would be cooking with that you'd be looking for not necessarily fresh meat from an exotic land, but the spices and other food products that you would find somewhere else that you wouldn't find in your normal supermarket, which I think is very representative of the diversity of the community.

Brian Martinez Diversity is great, but I think we need supermarkets, especially around here is affordability.

Eric Palatnik Oh it'll be well priced. I'm not suggesting that just because it's going to be diverse, it'll be expensive, I think if you saw the other photographs of the other markets around there and you go to those markets, you'll find them filled with working class people. These are food products that a lot of people consume that you just can't find here in a Stop-and-Shop, but you would find in a place like this and I think a lot of people are going to be really happy that they'll find products that they like.

Richard Khuzami If, as you said DOB can remove the certificate of occupancy, if the supermarket disappears, who is the actual decision maker on that?

Eric Palatnik It would be Department of Buildings. The property will have a restrictive declaration tied to it. That will be a compliance requirement and they do have a reporting requirement to the Department of Buildings. If they go out of business and something happens, and another operator comes in, what happens is there's a formula for how much fresh food product needs to be presented within the supermarket, for it to qualify. So, no matter what the future operator would call it as long as they meet the percentage of different varying fresh food products, meat, dry, food product and sundries, then that's the formula laid out in the special permit and if they meet that, then they'll qualify.

Frank Fredericks I recognize that this application is focused on the FRESH certification and not the building at large. But I did want to point out, not just the AMI affordability within that spectrum, but also the proportion of the building that is going to be affordable is something that I would anticipate you could expect some push back in this community. Financially I think there is a definite desire and need in this community for more affordable housing.

Eric Palatnik There is a state program called 421a that outlines the affordability parameters, and the applicant is simply applied into that program. They did not set those affordability parameters, so we don't have much leeway when we make the application it's a state program, but we do agree with your concept there and we will make an effort to communicate with Liz as we go through it.

Frank Fredericks Just to clarify, though you have the ability to offer a larger percentage that is Affordable by whatever measure you're using than is dictated by law and we've seen several applications that, for the sake of goodwill, did extend that percentage beyond what was legally required of them and I recognize right now there is no legal requirement, so just I want to be specific to that detail.

Eric Palatnik Just to one more point to clarification: we're not here now for what's called a rezoning, which is one that would typically carry with it this whole discussion and I would actually be much more engaged with you on this conversation with statistics and numbers. So please don't let that make you feel as if we're not paying attention to it. Like I said, that's a voluntary separate application, not a part of the land use program, but I do agree with everything you're saying and as we've been telling you, the state legislature agrees as well and that's why the program doesn't exist anymore and it's hopefully we come back with deeper affordability requirements.

Evie Hantzopoulos I just wanted to add that you were just being a little misleading, so I think it is important even though we're not talking about the affordable housing component and what's required, it was a little misleading. What you were saying, you kind of went on and on talking about it saying that you really don't have a choice in terms of what AMI you choose, but there are choices the landlord can make, I just want to clarify that.

Eric Palatnik Fair enough. Thank you.

Marie Torniali, Chairperson – Thank you.

Business Session

Adoption of the September 2023 Minutes

Motioned by Rod Townsend; Seconded by Frank Fredericks. No one opposed.

Chair's Report

Marie Torniali Chairperson -Discussed the importance of coming to meetings and achieving quorum.

Committee Reports

Environmental/Sanitation Committee Antonella Di Saverio

December 12th we're going to have Stuart Cooper from the Fluoride Action Network speak at our committee meeting regarding the National toxicology programs report, showing that fluoride decreases IQs in people. November 8th, we're going to have a I think a joint transportation and sanitation meeting to discuss the parking of RVs in the northern part of Astoria and trying to get street cleaning, because there is a lot of debris, and the streets are not being cleaned properly and there are rats and other issues as a result.

District Manager Report Florence Koulouris

Greetings. EEO sheets have been provided please sign them and return. We have also emailed those to you. If you wish them mailed, please let our office know we will be happy to do so. Our office has produced the updated version of the Capital & Expense list for your review to vote on tonight. We have worked diligently with the NYC agencies to review our requests.

Our office has been working closely this month with the Mayor's Office to address the Homeless Services and Immigrant Services to keep an open dialogue.

Additionally, we have been working with the task force from NYPD and have seen a marked improvement in the number of RV's which have reduced at a marked number. The businesses have called to comment on the improved situation. Also, we have sent out the Department of Sanitation agents to address dumping that occurred from some of the RVs and outside sources. We are looking forward to a pre-pandemic quality of life for the IBZ. We have recently seen several tents set up in the IBZ and we worked closely with the Department of Homeless Services to attain services for the individuals who are now sheltered.

We additionally are working with some of the issues facing the new implementation of Cannabis. Today our first legal location opened on Ditmars Blvd. and our sincere hope is this will now facilitate the closure of the unlicensed premises within our boundaries.

Business Session (re-visited)

Land Use and Zoning Committee Liz Erion

I'd like to make a motion to approve the 21-17 37th Avenue rezoning. **Amin Mahedi seconded the motion.**

Roll Call by Amy Hau

Marie Torniali, Chairperson - 25 in favor; 0 Against. The motion carries.

Liz Erion I would like to make a motion to approve 37-42, 30th Street, FRESH certification. We would like to also include in that motion a note that the intended income level for the project should not exceed 80% of AMI. We understand that this is not something that we are voting on for this project, but we want to bring this to the attention of those who will be reviewing this at the city level. The motion would be to approve with a maximum of 80% AMI on that. **Tom Ryan Seconded the motion.**

Roll Call by Amy Hau

Marie Torniali, Chairperson - 25 in favor; 0 Against. The motion carries.

Marie Torniali, Chairperson - You received the Capital and Expense Budget by email. If someone could make a motion to approve the budgets as written.

Motioned by Tom Ryan; Seconded by; Jean Marie DAlleva

Evie Hantzopoulos The council member and the speaker are funding a study for Northern Boulevard already so I'm just wondering why we need to have that on the list still if a study is already going to be done, that's what my question.

Gerry Caliendo It is great if they are doing that, but we were not made aware. I think the Land Use Committee would have been made aware of a zoning study along Northern Boulevard. Half of Northern Boulevard is in our community board. So how do we know if it's in fact funded or not when we may be made aware.

Florence Koulouris District Manager- This is a private entity, it's not City Planning (DCP). If you as a Board, don't want City Planning to do a study then I guess you can remove it from the Capital and Expense list.

Dominic Stiller Is a zoning study within CB1 boundaries? We're not allowed to ask for something for a community board two when every District does their Capital and Expense Budget.

Florence Koulouris District Manager- The requests must be within the boundaries of your District.

Richard Khuzami The question I have is that what we've been trying to get a study done of the areas that were not rezoned in the 2010 rezoning, plus also the Dutch Kills rezoning. This specifically states Northern Boulevard, and we have a much larger area that we need looked at, especially Ravenswood. It all out of context. It's non-compliant. Most of it is industrial, but it's all zoned R5-and this really it hinders economic improvement in the area-makes it difficult for people to build. They have to go through all sorts of ULURP procedures because they're not compliant, so we've been trying for ages to get this done. We've always heard from DCP that they never had the funding to do this. So, we've been including this within the expense budget. Now is it in here somewhere else, or is this the only reference we have to doing funding for any kind of a study?

Gerry Caliendo- So I think the question was just brought up. Why is the Northern Boulevard study on our Expense Budget? If some City Councilperson is doing a private study, hiring a private consultant to do that? I think it's in our best interest to have the funding that would go to City Planning and let City Planning do it, which we would be involved in and not a private consultant, and not only do we have Northern Boulevard on there, but we do have Ravenswood as well. So, I think we should, in my opinion, leave what we have on our expense budget. Thank you.

Thomas Ryan Clarification, Julie Won's Council Study is to get rid of the auto businesses on Northern Boulevard. It is two different studies so I don't think we should eliminate anything.

Frank Fredericks I've spent about combined 20 years on three different nonprofit boards, I've ran about five companies and a consultant. I've probably held about 100 budgets in my hand, nobody's ever handed me a budget without numbers, so I have no idea what these numbers are, what they were funded last year. What the differences are? What the counterfactuals other Investments, we could be making. So please fill me in about how this works.

Marie Torniali Chairperson No, we do not get the numbers. This is more or less what you could call this a wish list that we're presenting to the various agencies-and this is normal. Anyone else have a question comment: there's a motion on the floor to accept these budgets as written with a second - anyone opposed? Seeing no opposition, it is unanimous.

Executive Committee - Marie Torniali

Also, you received an Excel sheet regarding cannabis locations. Okay I want to just make mention that the second one did not come to our committee meeting. This was at the executive committee. He withdrew. The others Bloom Room, Jeffrey Moskovic, Leaveil Sylvester, Elaine Rojas Perez, Zachary Gerakaris, and Robin Hoyes appeared before the executive committee and with that none of these showed that they were not acceptable to us, as the application was written. So, we are bringing them to the Board for a vote. So, can I get a motion to that effect.

Motioned by Tom Ryan; Seconded by; Amy Hau Motion carries with 2 oppositions.

Marie Torniali Chairperson CBIQC- Thank you, I understand what we're going to be getting many more of these to review, and at a point by the end of the year, I think we're going to have to institute a cannabis committee which could perhaps also look at all the illegal establishments we have here. We can look at them. We can write a letter and because, while these are not illegal-and there was no reason not to pass them, along to the Board, there are more illegals right now than legals, and maybe we could find a way to perhaps rid ourselves some of these. Thank you all.

Community Affairs Committee Jean Marie D'Alleva Jean Marie made reference to the NYS Liquor License applications emailed to the members and asks for a motion to approve the applications. Jean Marie stated-With the 114th Precinct, there were no problems, so the recommendation is to approve for the liquor license. Would you have or should have anyone opposed? Thank you.

Motioned by Jean Marie D'Alleva; Seconded by; Tom Ryan No one opposed, motion carries.

Elected Officials

Farah Salam, Office of Council Member Julie Won

Everyone, my name is Farah Salam and I'm council member Julie Won's district manager. I also want to say, happy almost Halloween and happy Navratri for all those who celebrate. Council member Won is launching a comprehensive community planning for our for-City Council District 26. One of the projects is called One Long Island City. There is a town hall launch event on November 6th, 2023, from 6:30 to 8:30 p.m. at 5:25 46th Avenue in Queens New York. The doors are open at 6:00 p.m. We have another project; we call Heart of District 26. We have a launch event on November 2nd, 2023, from 6:30 to 8:30 p.m. at 36-14 35th Street in Atonia, New York. Please contact our office at (718) 383-9566 or email, our land use and Legislative Director, Issac Blasenstien lblasenstien@council.nyc.gov We're also in the process of collecting ideas for participatory budgeting, I've left some informational cards and flyers on the table. Our Budget Coordinator Neily Vera Martinez can be reached nveramartinez@council.nyc.gov for constituent services. As you know, in the beginning of the month there was a lot of flooding in multiple parts of the district, so Council Member Won visited families throughout both community board, one and two who are affected by the flooding in the district and has advocated, along with our federal partners for Capital Improvements to our sewer and water main systems. She's also met with the DP. We are also continuing our Cy law partnership, where we host a housing lawyer once a week every week to provide one-on-one services to constituents in the district. Lastly, we're hosting a Local Law 97 event with resources to finance upgrades and clarify misunderstandings on the changes that needed to be made. The date will be announced, we're aiming for the end of October, beginning of November.

Brian Straub Office of Public Advocate Office Jumaane D. Williams

My name is Brian and I'm here from the Office of the Public Advocate. A few updates: throughout September our office celebrated New York City's diverse communities and fostered Civic engagement. We kicked off Hispanic Heritage Month, with a family friendly festival. At P.S. 96 we marched in the African American Day Parade, the Mexican Day Parade and the West Indian Day Parade, and we joined with partners to register voters for National Voter Registration Day. New Yorkers can register to vote by October 28th for

the November 7th election by visiting [NYCVotes.TurboVote.org](https://nycvotes.turbovote.org). There continues to be COVID surge Citywide, a reminder that the updated vaccine is available citywide and free rapid tests are available at New York City museums, zoos, libraries and other locations throughout the city. Our legislative updates will be available in the meeting minutes for those interested as a reminder tune in to News12, Bronx, Brooklyn or online to watch our monthly segment ask the advocate live every third Monday of the month from 7:30 p.m. where the public Advocate will answer questions from callers live on air and any New Yorker can always reach out to our office with concerns or requests for support, assistance and services by contacting gethelp@advocate.nyc.gov or calling (212) 669-7250.

Jessica Gonzalez Rojas- Assembly Member

I am the assembly member that represents Jackson Heights, East Elmhurst, Corona, Woodside and now North Astoria. I have much more of CB1 than I did before redistricting. I wanted to come in person, given the New District area. Thank you, everyone for your service. This morning, I joined the Terp Brothers opening and they're a legal cannabis shop. They express how grateful they were to CB1 for their support, since they had a long journey because of the legal injunction, but they were able to get an exemption given their track record and their stellar paperwork they've also developed relationships with a lot of those local businesses on Ditmars (Boulevard). So, if you purchase from their shop, you can get discounts at various locations. They built a real community and after I was there for the ribbon cutting, I went to one of the restaurants down the street and they were saying how they notice more and different customers coming into their restaurant. So, it's been a nice little boon even before they officially opened to the community. I just want to share a few events that we're doing a few updates. One of the things I fought for during the budget was for victims who were on public assistance, particularly SNAP and cash benefits whose benefits were being stolen from their cards. Our office has gotten complaints and we looked at a map through the New York City HRA office, and they said the largest cases were in Woodside and Astoria of people who were victims of what's called skimming. Basically, their public benefits were stolen, when they go to the grocery store, use their card and then they realize they had no money. It's very tragic for very vulnerable people, so we are partnering with the Human Resources Association Administration to provide people to assist victims of skimming and we're hosting a clinic at the Variety Boys and Girls Club on October 25th from 5:00 to 9:00 p.m. Please get that out. There is a limited time that people can request that money to get refunded and I think it is at the end of this month. We really want to make sure to help people that have been victims of skimming. Please share that widely. We have people that speak English and Spanish and other languages and we're partnering with some of the other local elected (officials). We're also hosting a virtual Financial Empowerment workshop on Tuesday, November 14th. Housing is a big challenge for many in our community board here on November 16th, so we'll have legal experts to assist families that are struggling with housing needs between 10:00 a.m. and 1:00 p.m. Our office will be available to if you can make an appointment and I'll share the number. We also host Electronic Waste drop off. If you have a VCR or an old computer, batteries, old electronics (except not for air conditioners) and there's certain limited items but we'll make sure you have the flyer, but people are always looking to get rid of that stuff safely in a way that is recycled. Our office accepts those E-Waste. So that's from Mondays from 10:00 a.m. to 4:00 p.m. in our office, which is located in the Jackson Height Shopping Center in East Elmhurst, it's on 31st Avenue between 75th and 77th Street. Telephone number (718) 457-0384. Our email is gonzalezrojasj@nyassembly.gov. It's just a joy to be here and thank you all for your service and all your work and look forward to staying in touch and sharing information about any of the work that we're doing in the community to serve our neighbors.

Melissa Correa Office of Council Member Tiffany Caban

My name is Melissa. I'm here from the office of council member Tiffany Caban, with a few updates for you tonight. This week the councilmember will introduce a bill to lay the groundwork for a voluntary home buyback program for buildings and flood zones. We've been working closely with the Waterfront Alliance on the draft and are excited to introduce it. We are starting participatory collection for participatory budgeting. If you don't know what PB a process is where community members decide how to spend city funding. We have allocated 1 million in capital funds, and \$ 50,000 in expense funds. So please submit ideas online at ideas.pbc.org for projects you want to see in the community. We will be collecting ideas until mid-November, and we will be hosting an in-person idea collection event next Thursday, the 26th at 7:00 p.m. at PS 85, we will be hosting an event on October 25th for EBT skimming at the Variety Boys and Girls club from 5:00 to 9:00 p.m. we have our monthly CI citizenship now appointments. The next date of service is on the 23rd. They do DACA, TPS and General Consult. If you would like to book an appointment, you can reach us at (718) 274-4500. Our office will be hosting office hours at Astoria Houses to take place on the 23rd we host every month on the fourth Monday of every month from 12:00 to 4:30 p.m. and if you want to see any other events that we're hosting we have our calendar up every month at the beginning of the month on Instagram. Thank you.

Clare Collins Office of the Borough President Richard Donovan

My name is Clare I'm, a Community Board liaison at the Office of Queensborough President Donovan Richards. QBP Richards hosted a vigil last Monday in Kew Gardens Hills, alongside Queen's Jewish Community, to mourn the lives lost in the terror attacks in the Middle East. The Borough President stands in solidarity with any and all communities affected by this war. Next for QBP Richards has teamed up with the Queens Economic Development Corporation to relaunch the Queens Tech and Innovation Challenge for the second year. The Queens Tech and Innovation Challenge is a multi-month competition for queens-based entrepreneurs in the search of funding. This initiative includes entrepreneurial classes, one-on-one mentorship opportunities and networking events to help applicants develop their pitches, which will be held by a panel of judges next spring. Five winning startups will each receive \$220,000 in seed funding. The application is open until March 1st, 2024, to apply go to Queensstartup.org. Instead of having just one big high school fair at Borough Hall this year, the BP is hosting three separate fairs across the borough, with each fair focusing on a different type of school. The first will be on Saturday October 21st at Borough Hall. The focus will be on business and general study schools. The second will be on October 28th at York College focused on arts and Humanity schools. The third will be Wednesday November 1st at Queens College, focused on science and technology schools. To RSVP for one or more fairs, go to Queensboro events on Thursday October 19th at 6 p.m. We'll be hosting a virtual New York Voting Rights Town Hall, and on the 25th from 7 to 9:00 p.m. at St John's University Unity. We will be having an Italian Heritage celebration and those are all of our announcements. Thank you.

Angela Sherpa Office of Congressperson Alexandria Ocasio-Cortez

My name is Angela, and I am with the office of congresswoman Ocasio Cortez. Our office is closely monitoring the situation in Israel and Palestine. The Department of State is carrying out assisted departure operations, including chartering flights from Ben Gurion Airport to safe countries. The Department of State has advised any US citizens with a valid passport who wants to depart to head to the Ben Gurion airport and a US chartered cruise ship also departed for Cyprus. Yesterday, US citizens seeking to be in touch with the US Embassy for assistance can call (833) 890-9595 and (606) 641-0131. The crisis intake form is available at travel.state.gov and

please do not hesitate to reach our office if your loved ones are having any trouble getting in contact with the Department of State. Our office recently distributed 160 flood barriers, provided by DEP, with Councilmember Caban's team. We have additional rain barriers available at our office. So please, let me know if you need one. We know that with climate change, flooding in our communities will only get worse and the congresswoman invited New York City, DEP and NYSM to tour flooding areas of our district in Queens a few weeks ago to highlight our community's unique needs and discuss Federal and local coordination on infrastructure upgrades. We are still accepting entries for the 2023 Congressional app challenge. The deadline to submit November 1st of this year, and you can register at Congressionalappchallenge.us As Melissa mentioned earlier, our office will be joining them for mobile office hours at Astoria Houses on Monday, October 23rd, we'll be able to assist folks with constituent service requests at federal, state and city levels. Thank you.

Islam Mahfuzul Office of Senator Kristen Gonzalez

We're working with a DEP to get storm barriers for constituents hoping to have them before the next storm occurs, as was mentioned previously, we'll also be at the Astoria Houses for office hours for constituents. In awareness of Domestic Violence Awareness Month, we're thrilled that there's a bill that was passed in both the Senate and Assembly and hoping that the governor will also sign it. It's the Economic Abuse Bill, so if you could call up the governor and try to get that last step up, that would complete the passing of this bill. If you need me, my email address is Islam@ny.senate.gov. Thank you.

Javier Figaroa Office of District Attorney Melinda Katz

Hello, everyone, my name is Javier, I'm from the office of District Attorney Melinda Katz. The Merchant Business Improvement program, which was originally launched in Jamaica and then launched here in the 114th (Precinct), has been launched worldwide. The program if you're not familiar, is to deter people who come into businesses to cause a disturbance and it's a method of enforcement without the first offense ending in interest. Now the program is all over Queens. It was a success in the 114th. If you know anyone in a neighboring Precinct that wants to join, please tell them your experience, the experience of your peers or anybody else, if anyone's having issues with the program, please come to me, I could forward it back to my office and we'd be happy to work with you. Also. The DA has been adamant on the rise of scams and frauds, which is detailed in our monthly newsletter, which I left on the table over here. If you want to take a look at it, we have a whole bunch of other stuff going on, but she's been really adamant on the on that specifically and lastly, our Veterans Day event is coming up on the 9th. So please take a flyer. We hope to see you there. Thank you so much and happy to be back in person.

Public Session

Rudy Sarchese- Discussed the problem in the industrial area with RVs, worsening. He is requesting alternate side of the street parking signs. The Chair stated this would go to the Sanitation committee.

Dominic Stiller Discussing IBZ and RVs – inaudible. Possible meeting to discuss further.

Ana Rodriguez Mount Sinai I am the Director of Community Affairs and Volunteer Services at Mount Sinai Queens, Astoria is family to me. We are very thrilled to know that we are treating everything Cardiology everything about the heart. You know we are a 24/7 Stroke Center and accredited by both Joint Commission and Department of Health, the only one in Queens who is accredited by both. We are very thrilled about the opening of new service lines in a new tower that will be opening soon. This is still breast cancer awareness month so on the 19th we will be joining with Sharing and Caring and other organizations to provide education about breast cancer and the awareness of screening for breast cancer. It's going to be at the hospital on the 19th, 12 noon to 2:00 p.m. and everybody's in invited to come. Thank you.

Marie Torniali When are we going to clear Crescent Street, so you can go in your building and we can have that lane back?

Ana Rodriguez Mount Sinai Yes, thank you and that's a question that we working with our neighbors. Thank you for their patience. This project, as you know, should have been completed by now, but the pandemic hit and we need those barricades it's only for deliveries so that it doesn't delay our project, but as soon as the building is officially open, which we hope is really soon. The Department of Health will give us the clearance to move in the services it will be given back to you guys.

Jean Marie D'Alleva What kind of services are expected to be in that new building?

Ana Rodriguez Mount Sinai It is going to expand our capacity to continue to provide Cardiology Services. We just opened a new Cath Lab and that's going to help us keep patients who are suffering from heart conditions here in the borough so they don't have to go to Manhattan to receive care. We are going to have a retail pharmacy. That's going to service all the impatient and everybody in the community, so when patients get discharged, they leave with their medications in hand whether it be from the Emergency Department or from the outpatient services or inpatient. There's going to be also a Express Care, that's going to be an extension of the emergency room for cases that are minor that you don't have to wait a long time in the bigger emergency departments, just go to the Express Care and get the care that you need and go. It works almost like an urgent care center, but in this case it's going to be just an extension of the Hospital Emergency Department. We can accept all the patients, even those that may not have health coverage. The other service is going to be Advanced. Medicine, for the first time we're going to be providing HIV treatment.

Jean Marie D'Alleva I was hoping, but I guess not that they're not going to bring back maternity into the hospital. Our community is growing so much with a lot of young people that are childbearing.

Ana Rodriguez Mount Sinai Definitely expanding our Pediatric Services I'm, not sure if you're familiar with our new tower that opened in 2016, where it's one stop shop, in where you have everything from primary care: Specialty Services, Imaging blood tests, everything you can get in one location, so you don't have to go to different places and we have new ORS and of course we expanded our Pediatrics and OBGYN as well as GYN. So those are the services that we have expanded to support the growing community families, young people.

Marie Torniali Chairperson Thank you for being here and we'll see you next month. Have a great night. Would anybody like to do a Motion to adjourn?

Motioned by Shahenaz Hamde; Seconded by Jean Marie D'Alleva

Marie Torniali, Chairperson - Thank you and it was great seeing everybody in person.

Meeting Adjourned: 8:15 p.m.

**COMMUNITY BOARD 1, Queens
ATTENDANCE FULL BOARD MEETING**

DATE October 17,
2023

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
George Alexiou	✓			Huge Ma			E
Daniel Aliberti			E	Athanasios Magoutas	✓		
Louise Bordley		✓		Jeffrey Martin			E
Ann Bruno	✓			Brian Martinez	✓		
Gerald Caliendo	✓			Sam Massol			E
Jean Marie D'Alleva	✓			Amin Mehedi	✓		
Tenzin Dechen	✓			Antonio Meloni		✓	
Antonella Di Saverio	✓			Andreas Migias		✓	
Katie Ellman		✓		Doreen Mohammed		✓	
Elizabeth Erion	✓			Stella Nicolaou	✓		
Mackenzi Farquer			E	Dino Panagoulas		✓	
Frank Fredericks	✓			Juliet Payabyab	✓		
Dean Feratovic	✓			RoseMarie Poveromo			E
Adam Fisher-Cox			E	Margot Riphagen		✓	
Tyrone Gardner		✓		Thomas Ryan	✓		
Shahenaz Hamde	✓			Marisela Santos		✓	
Evie Hantzopoulos	✓			Dominic Stiller	✓		
Christopher Hanway	✓			Marie Torniali	✓		
Amy Hau	✓			Rod Townsend	✓		
Brian Hunt		✓		Judy Trilivas			E
Vanessa Jones-Hall			E	Kathleen Warnock		✓	
Richard Khuzami	✓			Thomas Wright			E
Cristina Lastres		✓		Corinne Wood-Haynes	✓		
Diana Limongi			E	Rosemary Yelton		✓	
Ethan Lowens	✓						
Number Board Members Present <u>35</u>							
Present _____	Absent <u>13</u>			Excused <u>11</u>			
							4 17 2023
							49

21-17 37TH AVENUE REZONING
QUEENS COMMUNITY BOARD I
FULL BOARD

ULURP Hearing
October 17, 2023



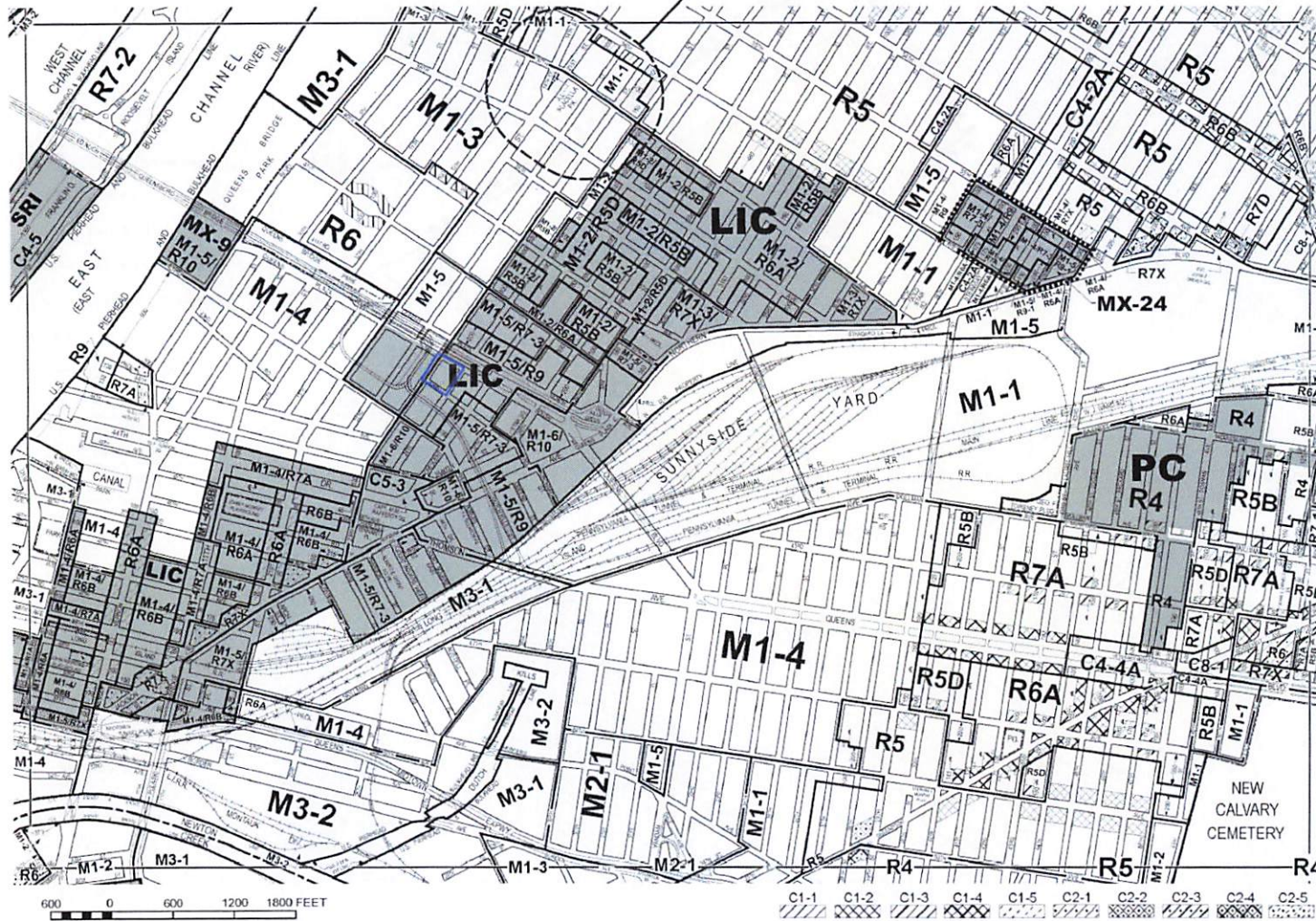
PROJECT DESCRIPTION

- The Applicant proposes a zoning map amendment to rezone an existing M1-1 zoning district to an M1-5 zoning district over the Project Area. The Project Area consists of Block 348, Lots 1, 2, and parts of Lots 6 and 35.
- The proposed zoning map amendment will facilitate the development of 21-17 37th Avenue (Block 348, Lot 2) with a new seven-story mixed manufacturing and commercial building.
- The Development Site is approximately 16,984 sq. ft. The proposed mixed-use development will be an 84,475 sq. ft. (4.97 FAR) building with a total height of 113'-10". The proposed base height is 82'-2" feet before setting back 15' from 37th Ave and 20' from 22nd Street.
- Proposed Uses:
 - 21,386 sq. ft. (1.26 FAR) of commercial uses, currently contemplated as local retail and commercial offices.
 - 63,088 sq. ft. (3.71 FAR) of light manufacturing uses.
- The applicant proposes 58 parking spaces, even though no accessory parking spaces are required.

21-17 37th Avenue, Queens

Click blue outline on map to view diagram of **proposed** zoning change

Proposed Project Area



ZONING MAP THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
11-22-2022 C 220364 ZMQ

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3391.

ZONING 9b

21-17 37th Avenue, Queens



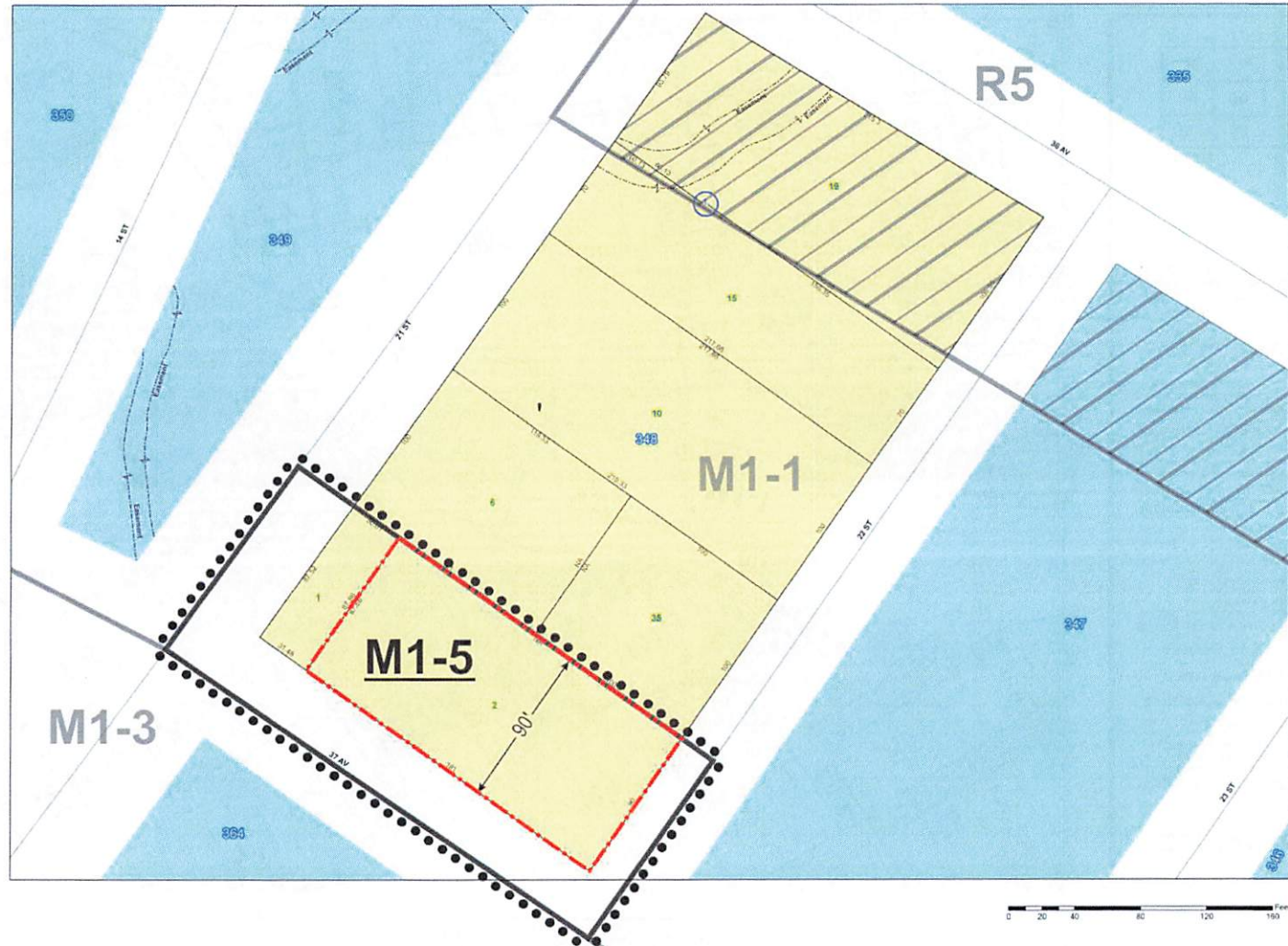
NYC Digital Tax Map

Effective Date 12-07-2008 10:34:28
 End Date Current
 Queens Block: 348



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- M1-1 Existing Zoning District
- Existing C1-3 Overlay
- M1-3 Proposed Zoning District



21-17 37th Avenue, Queens Area Map

Block: 348, Lots: 1 & 2

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | |
|------|------|-------------------|
| C1-1 | C2-1 | Zoning Districts |
| C1-2 | C2-2 | Special Districts |
| C1-3 | C2-3 | |
| C1-4 | C2-4 | |
| C1-5 | C2-5 | |

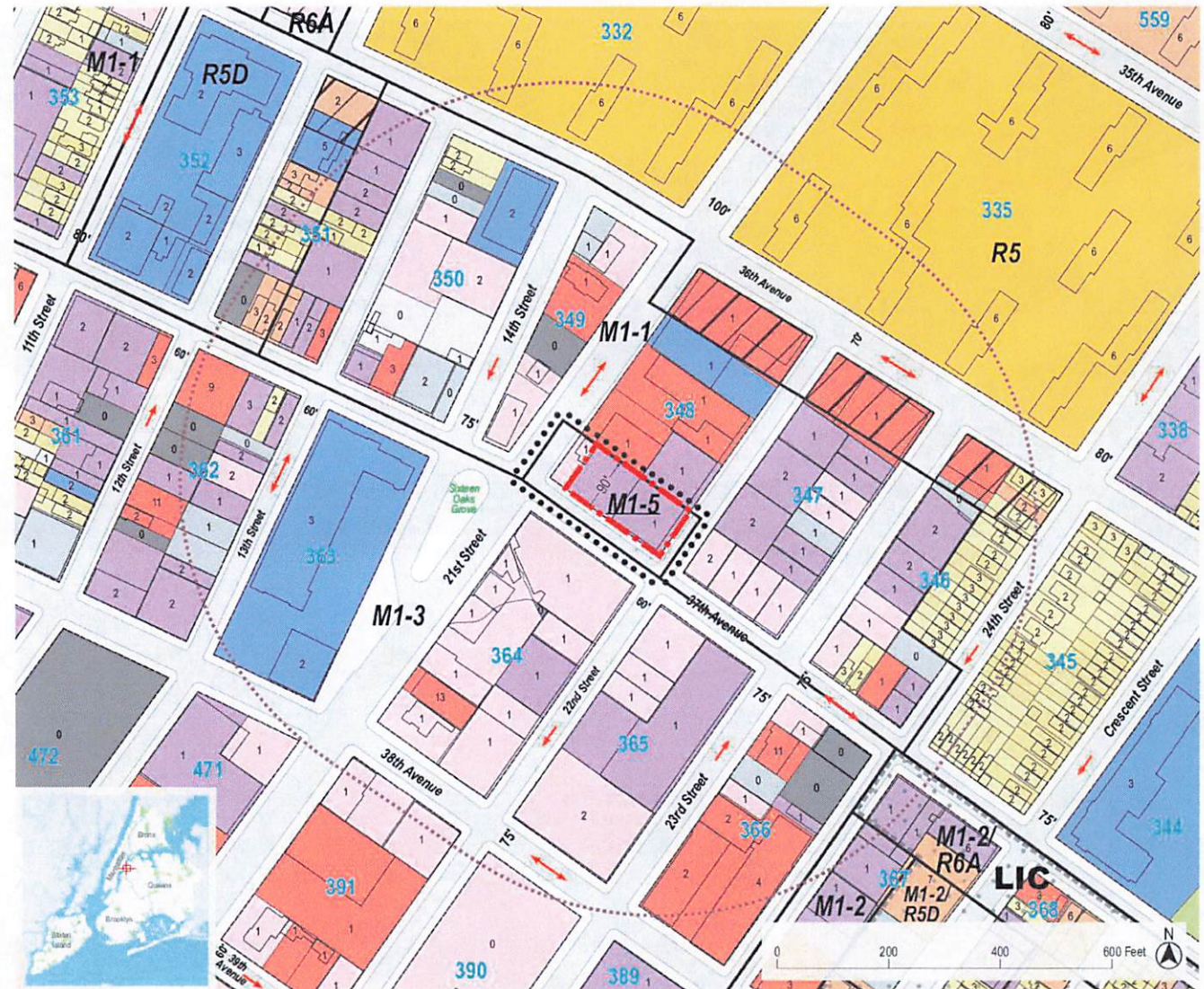
- Subway Entries
- Block Numbers
- Property Lines
- Number of Floors

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

July 2020

Urban Cartographics





PROPOSED 7-STY BUILDING 21-17 37TH AVE, NY



PROJECT:	DATE: 04/17/2019
37th AVENUE	PROJECT NO.: MSS720
LONG ISLAND CITY, NY	DRAWING BY: KR
BLOCK: 348	CHK. BY:
LOT: 1,6984.47	DWG NO:
	C-100.00
TITLE:	
COVER	SHEET NO: 00 OF 08

Mss

M.S. SAVANI ARCHITECT, PC
148-45, HILLSIDE AVENUE, SUITE 201
JAMAICA, NY 11435
TEL: 718.657.6222 FAX: 718.657.6226
mss@mssarch.com

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ZONING ANALYSIS: M1-5 (PROPOSED)

GENERAL INFORMATION
LOCATION: 21-17 37TH AVE, QUEENS, NY 11101
BLOCK: 348
LOT: 02
ENR #:
ZONE: M1-5
MAP # 38
COMMUNITY BOARD: 401

OF STORIES: CELLAR, 001-07
BUILDING HEIGHT: 113.65' (FROM AVE. CURB HT. TO ROOF FINISH)

ZONING INFORMATION
LOT AREA: 16,984.47 SF
ZRA3-12 MAXIMUM FLOOR AREA RATIO FOR COMMERCIAL USE
M1-5 : 5.0
ALLOWABLE FLOOR AREA: 16,984.47 SF x 5.0 = 84,922.35 SF > 84,474.71 SF (PROP.)
ZRA3-122 MAXIMUM FLOOR AREA RATIO FOR COMMUNITY FACILITIES
M1-5 : 6.5
ALLOWABLE FLOOR AREA: 16,984.47 SF x 6.5 = 110,399.05 SF > 84,474.71 SF (PROP.)
PROPOSED FLOOR AREA: LIGHT MANUFACTURING: 63,068.31 SF (3.71)
COMMERCIAL: 21,386.40 SF (1.26)
TOTAL PROPOSED FLOOR AREA= 84,474.71 SF (4.97)

ZRA3-25 MINIMUM REQUIRED SIDE YARDS
NO SIDE YARDS ARE REQUIRED; HOWEVER, IF AN OPEN AREA EXTENDING ALONG A (SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL BE AT LEAST EIGHT FEET WIDE.

ZRA4-25 MINIMUM REQUIRED REAR YARDS
NOT REQUIRED FOR CORNER LOT.

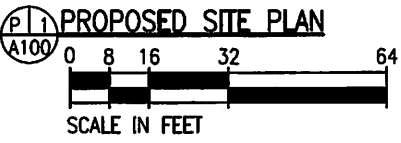
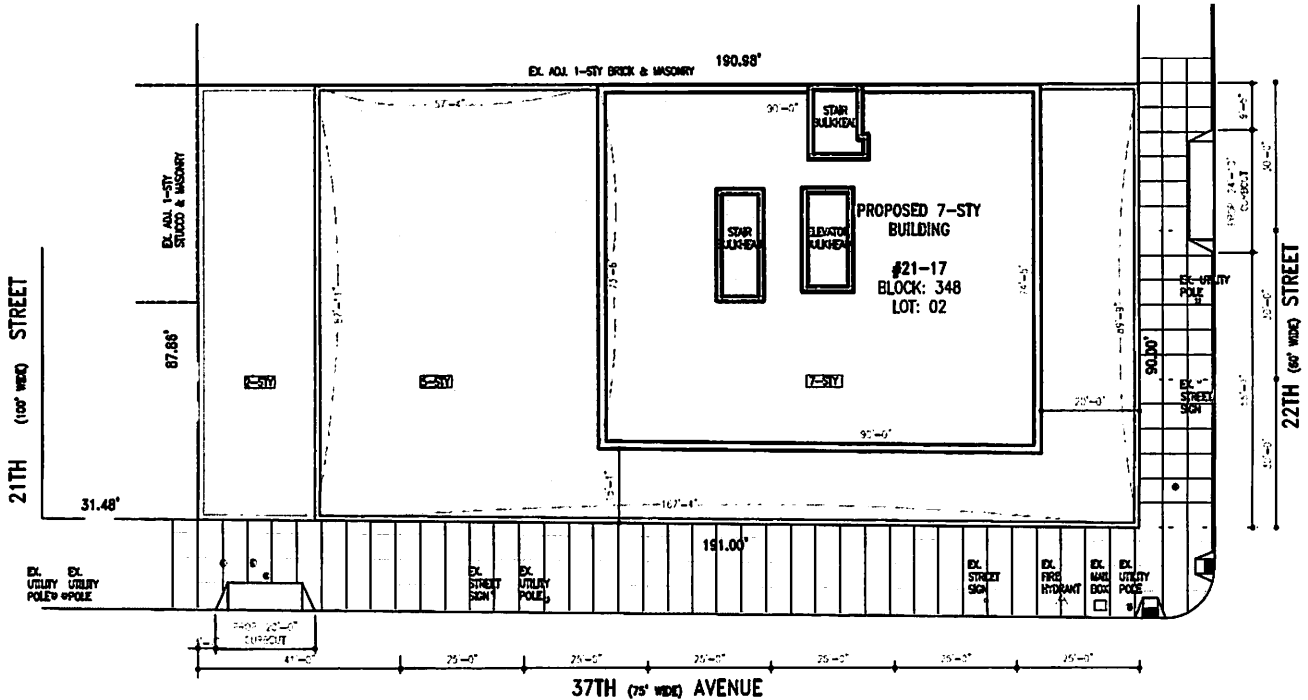
ZRA3-40 HEIGHT AND SETBACK REGULATIONS
ZRA3-33 MAX. HT. OF WALL AND REAR FRONT SETBACK
MAX. FRONT WALL HT. AT STREET LINE: 85' OR 6 STORIES WHICHEVER IS LESS> 5-STY & 82'-2" PROP.
INITIAL SETBACK : NARROW STREET -30'
WIDE STREET -15'

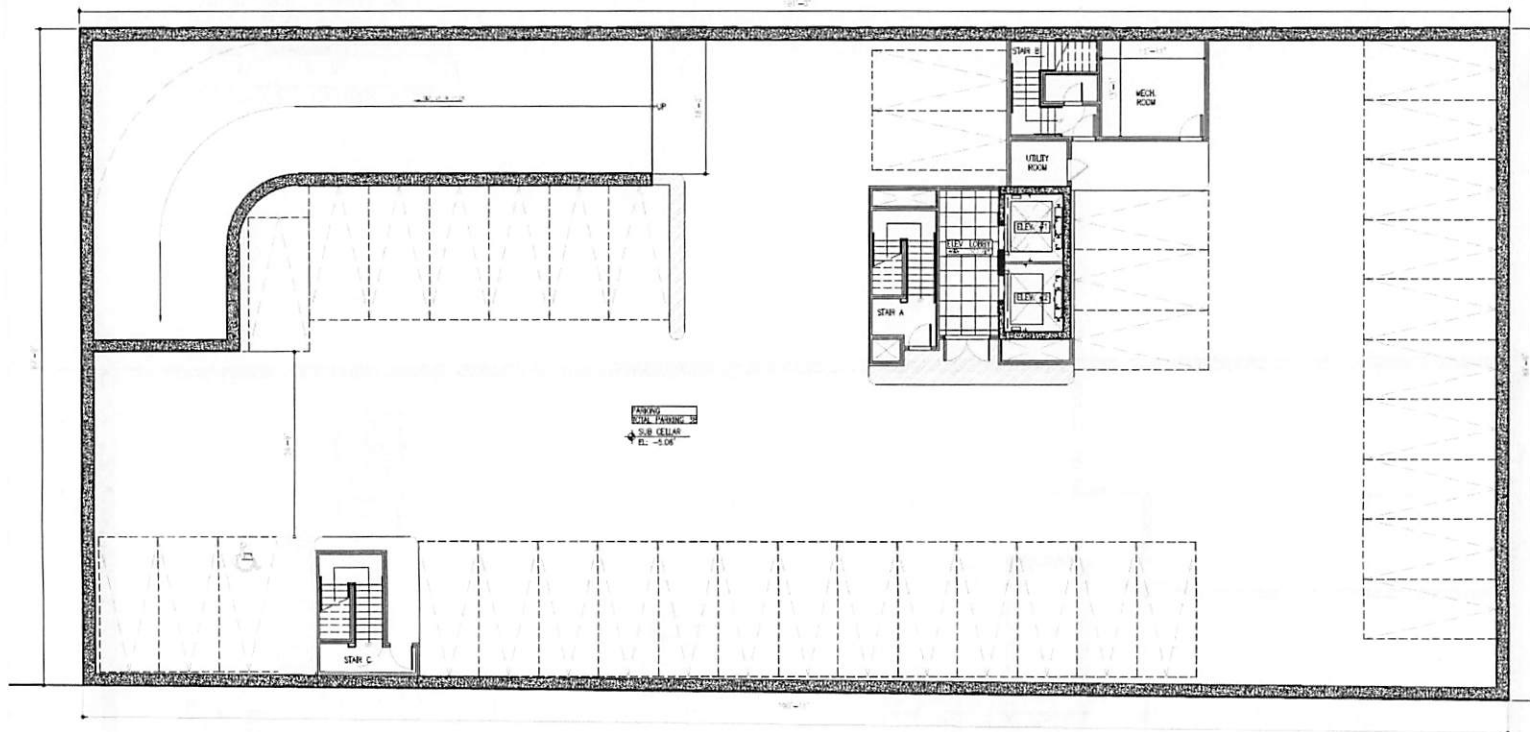
SKY EXPOSURE PLANE:
HEIGHT ABOVE STREET LINE: 85'
SLOPE: NARROW STREET- 2.7V : 1.0H
WIDE STREET - 3.6V : 1.0H


PROPOSED BUILDING HEIGHT: 113'-10" (TO ROOF FINISH)-SEE SHEET A-106.00

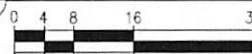
ZRA4-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL/MANUFACTURING USES
ZONE M1-5
FOR COMMERCIAL, (PRC-B & B1) -NONE REQUIRED
FOR LIGHT MANUF., (PRC-F) -NONE REQUIRED
NO PARKING SPACE REQUIRED
PROPOSED PARKING SPACE: 58

ZRA4-52 REQUIRED ACCESSORY OFF-STREET LOADING BERTHS
M1-5: FIRST 15,000 SF OF FLOOR AREA: NONE REQUIRED
NEXT 25,000 SF OF FLOOR AREA: 1 REO'D
NEXT 40,000 SF OF FLOOR AREA: 1 REO'D
2 LOADING BERTHS REO'D= 2 LOADING BERTHS PROVIDED.

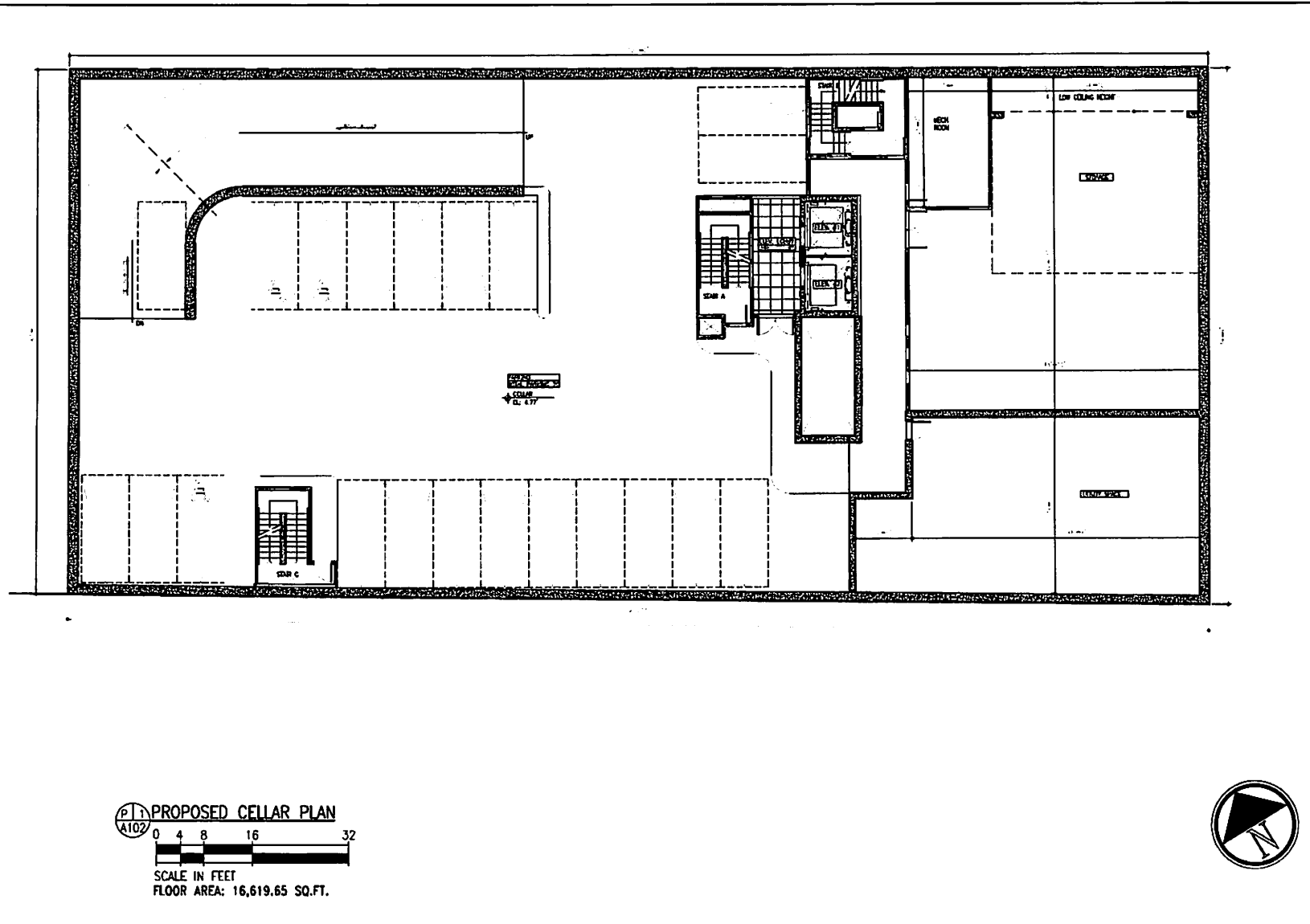


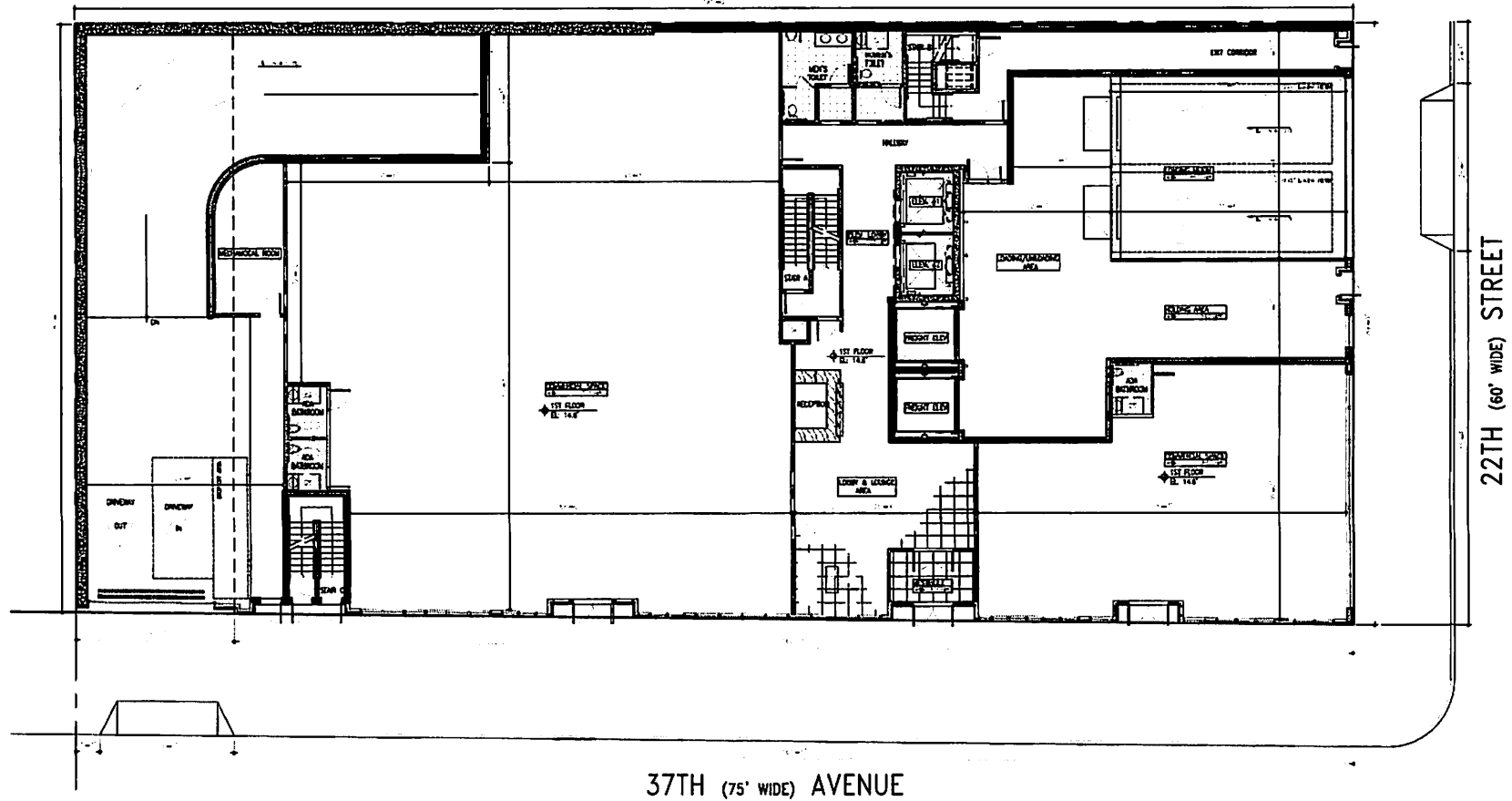



 P.1. PROPOSED SUB-CELLAR PLAN
 A101

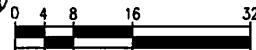


SCALE IN FEET
 FLOOR AREA: 16,619.65 SQ.FT.



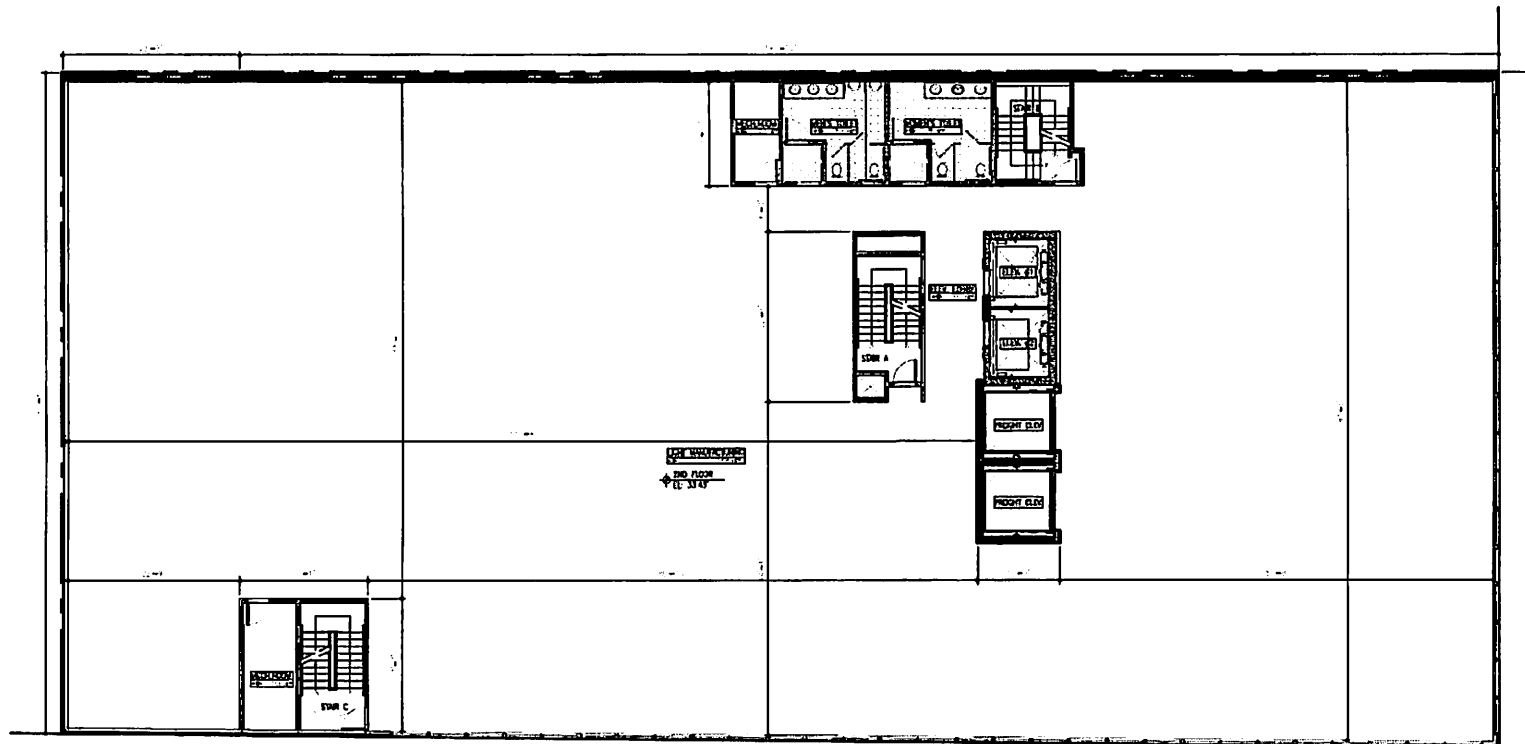



P.1.1 PROPOSED FIRST FLOOR PLAN
A103

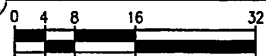


SCALE IN FEET
FLOOR AREA: 7,471.0 SQ.FT.

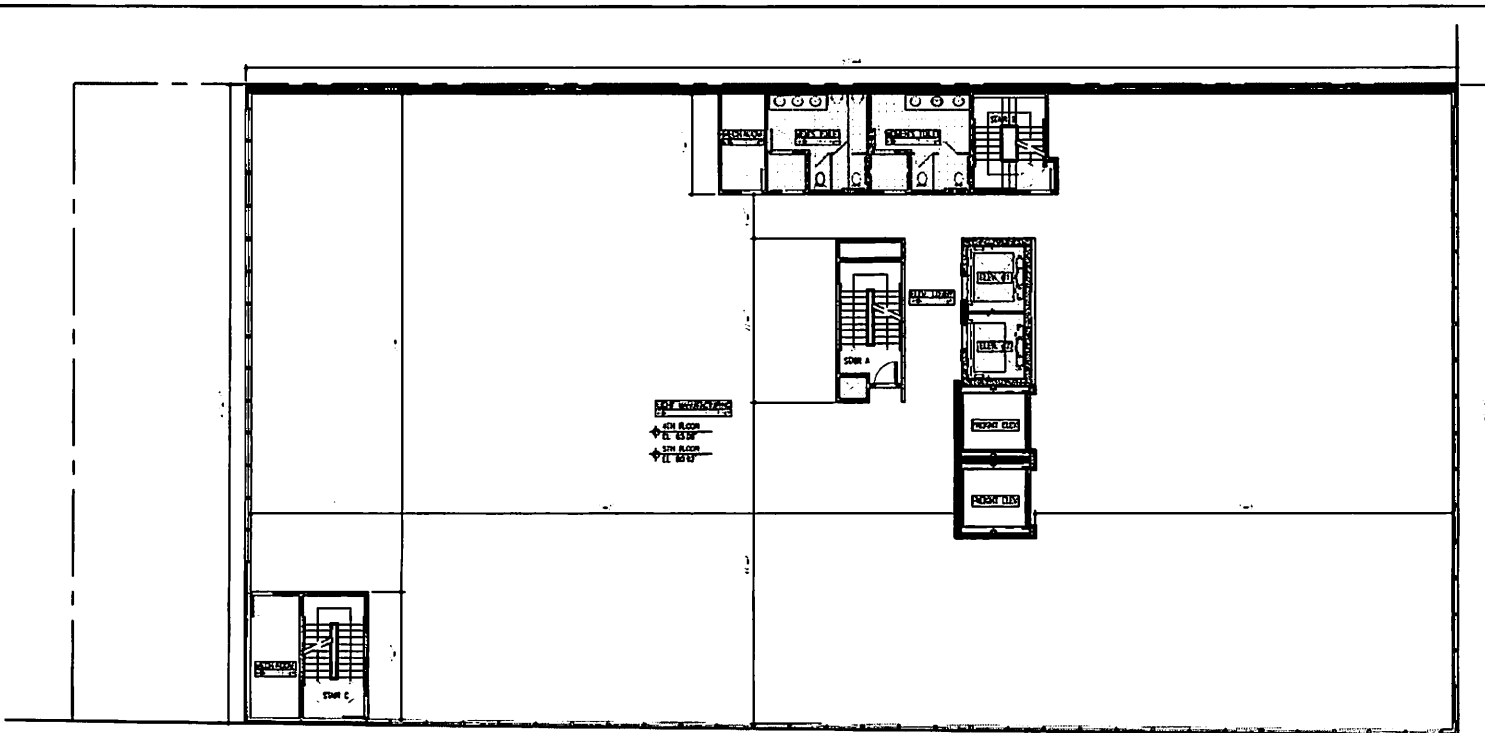




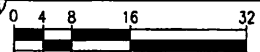

 (P) 1
 A104 PROPOSED SECOND FLOOR PLAN



SCALE IN FEET
 FLOOR AREA: 16,619.65 SQ.FT.

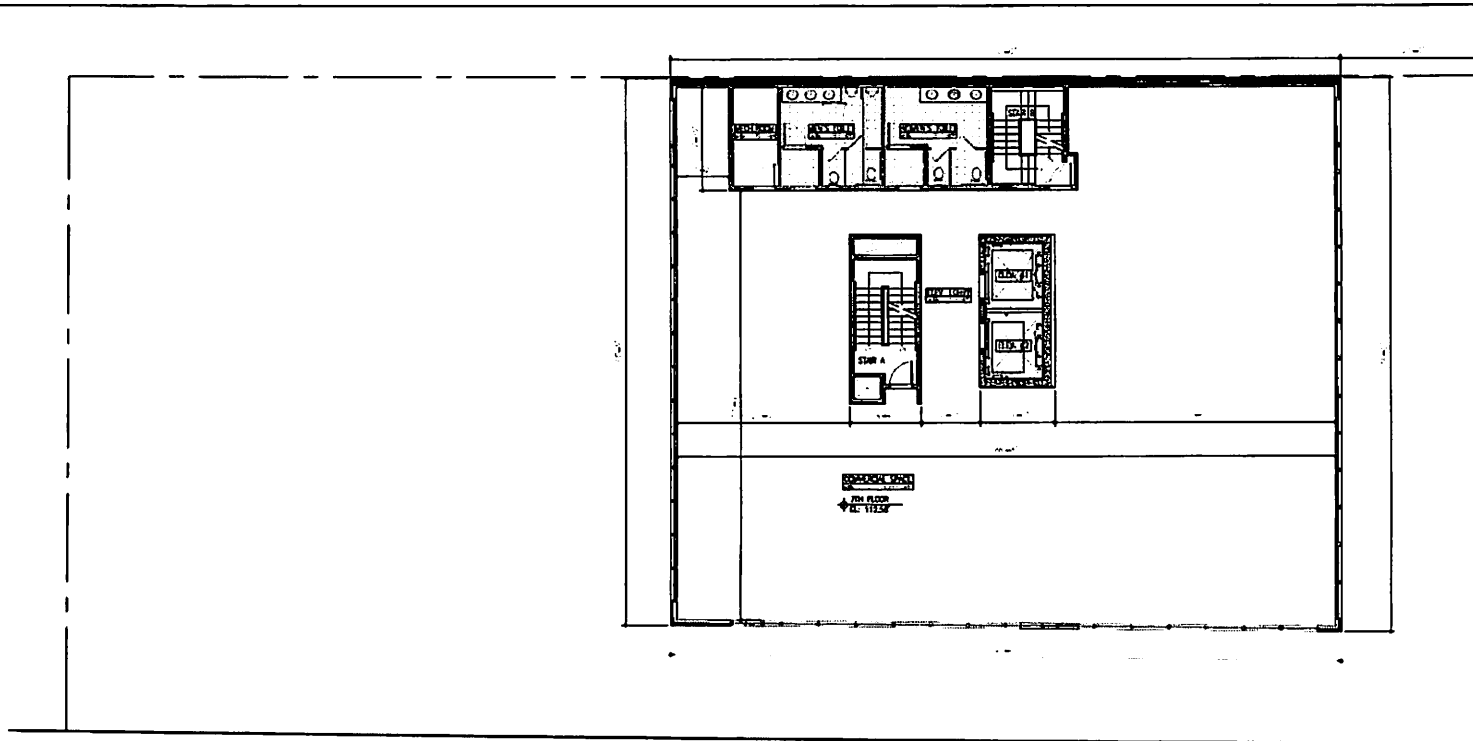


P 1.1
A106 PROPOSED FOURTH & FIFTH FLOOR PLAN

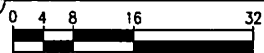


SCALE IN FEET
FLOOR AREA: 14,630.8 SQ.FT. (EACH)



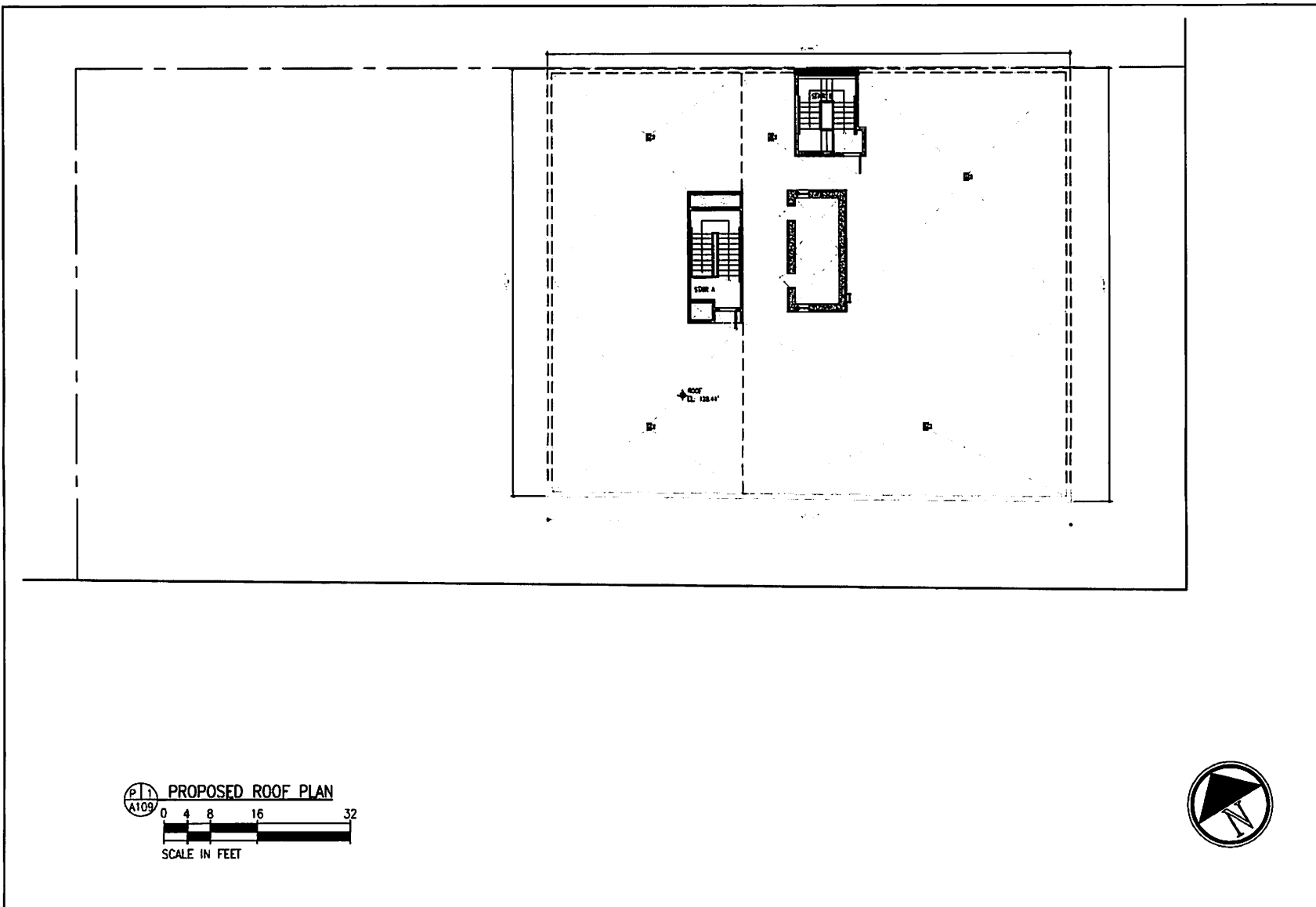


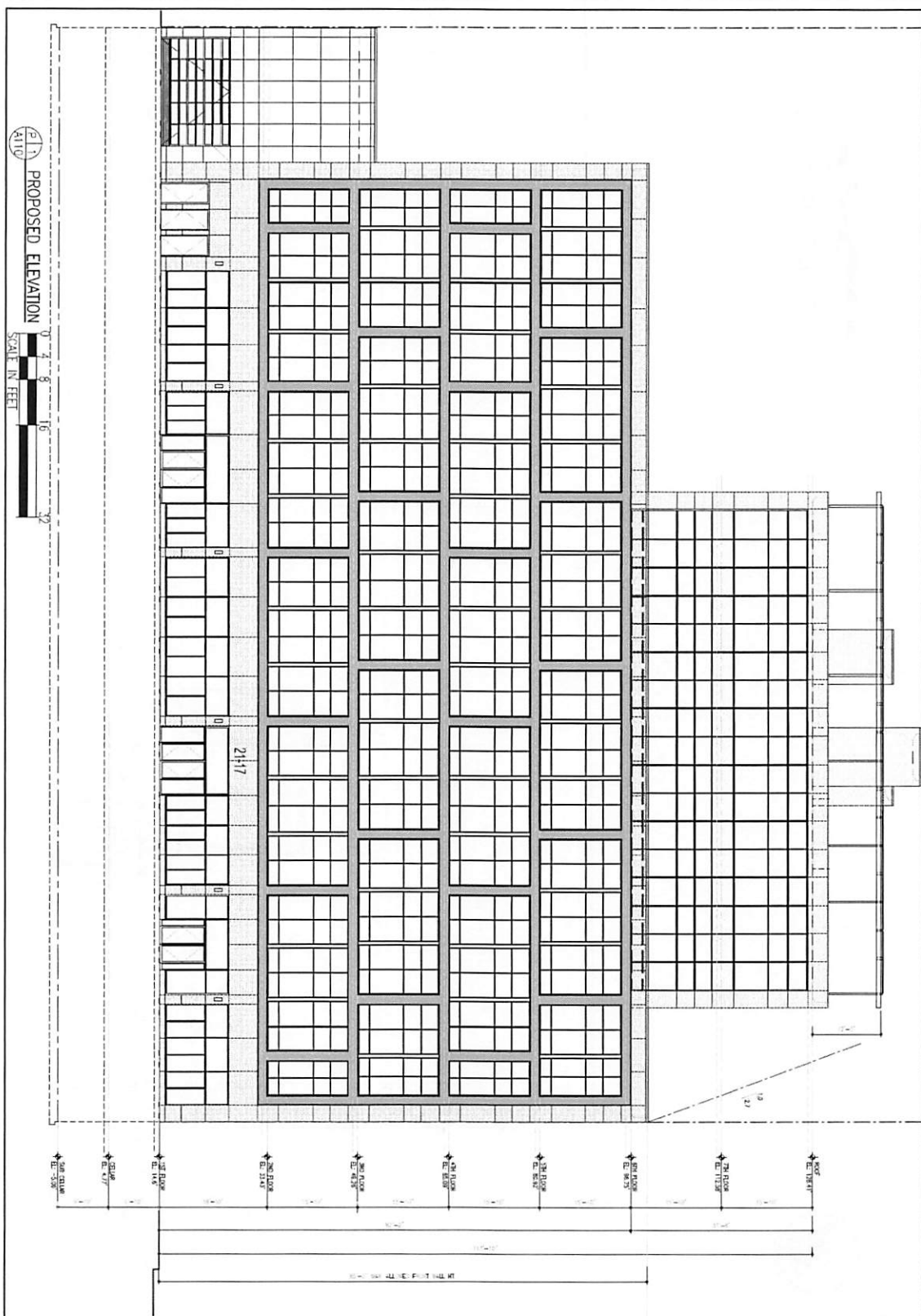
P 1
A108 PROPOSED SEVENTH FLOOR PLAN

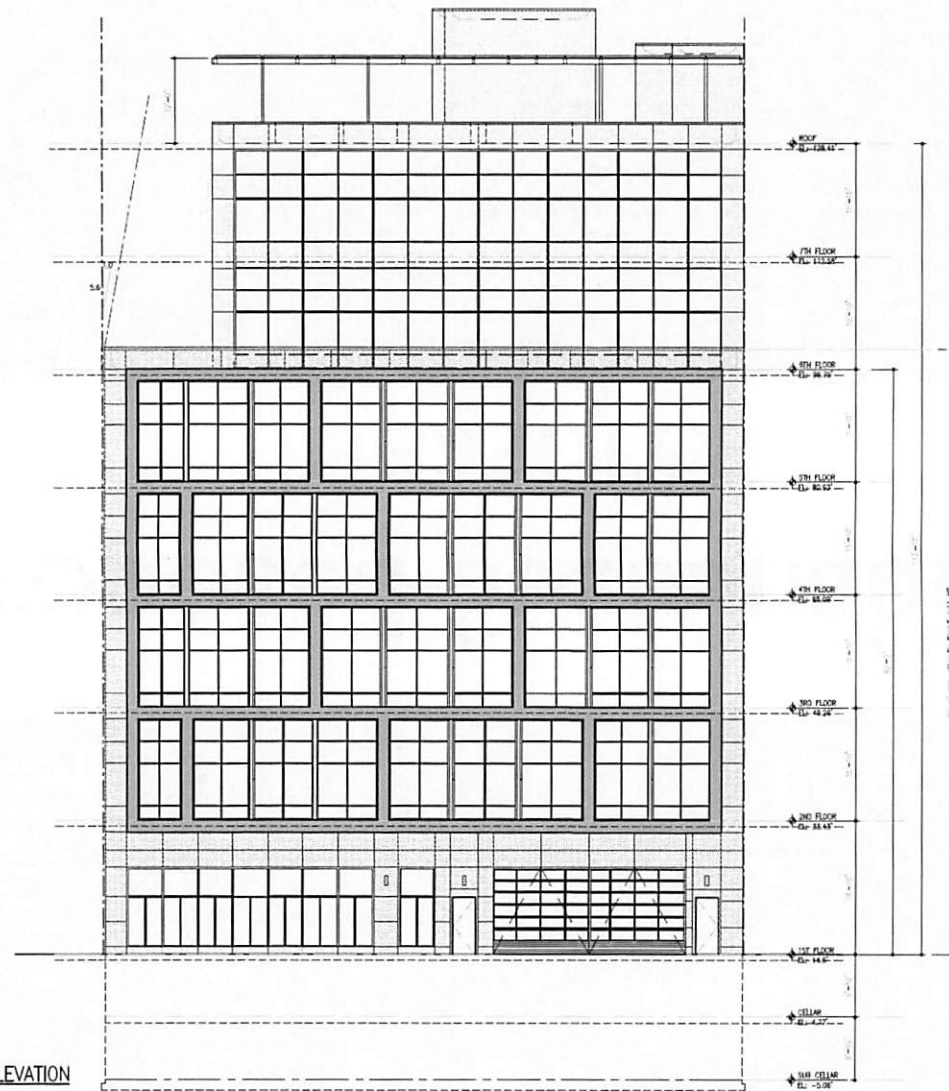



SCALE IN FEET
FLOOR AREA: 6,344.8 SQ.FT.










PROPOSED ELEVATION

0 4 8 16 32
 SCALE IN FEET

Proposed Sustainability Measures

ENVELOPE

LANDSCAPED TERRACE CREATING GREEN SPACES W/ NATURAL PLANTS REQUIRING LESS MAINTENANCE AND LEISURE SPACE FOR OCCUPANTS.

GREEN ROOF PROVIDE ADDITIONAL INSULATION & MANAGE STORM WATER RUN OFF.

RENEWABLE ENERGY

ROOF TOP SOLAR PANELS.

ENVELOPE

INSULATED WALL PANEL SYSTEM.

TRIPPLE INSULATED GLAZING.

FULL HEIGHT WINDOWS FOR MAX NATURAL LIGHTING TO MINIMIZE USE OF ARTIFICIAL LIGHTS.

ENERGY & TECH. INTEGRATION

HIGH EFFICIENCY HEATING, VENTILATION & COOLING SYSTEM (HVAC).

LED LIGHTING WITH MOTION SENSOR & SMART CONTROL.

EMS TO MONITOR, CONTROL AND OPTIMISE BUILDING OPERATION & MAINTENANCE.

WATER EFFECTIVENESS

LOW FLOW FIXTURES FOR WATER SAVING.

RAINWATER HARVESTING BY USING THE CELLAR DETENTION TANK TO COLLECT & STORE RAINWATER FOR NON POTABLE USE.



P1
A110

PROPOSED ELEVATION



PROJECT:
37th AVENUE
LONG ISLAND CITY, NY
BLOCK: 348
LOT: 1,6984.47

TITLE:
SOUTH ELEVATION

DATE: 04/17/2019
PROJECT NO.: MSS720
DRAWING BY: KR
CHK. BY:
DWG NO:
A-110.00

SHEET NO: 07 OF 08

Mss

M.S. SAVANI ARCHITECT, PC

148-45, HILLSIDE AVENUE, SUITE 201
JAMAICA, NY 11435

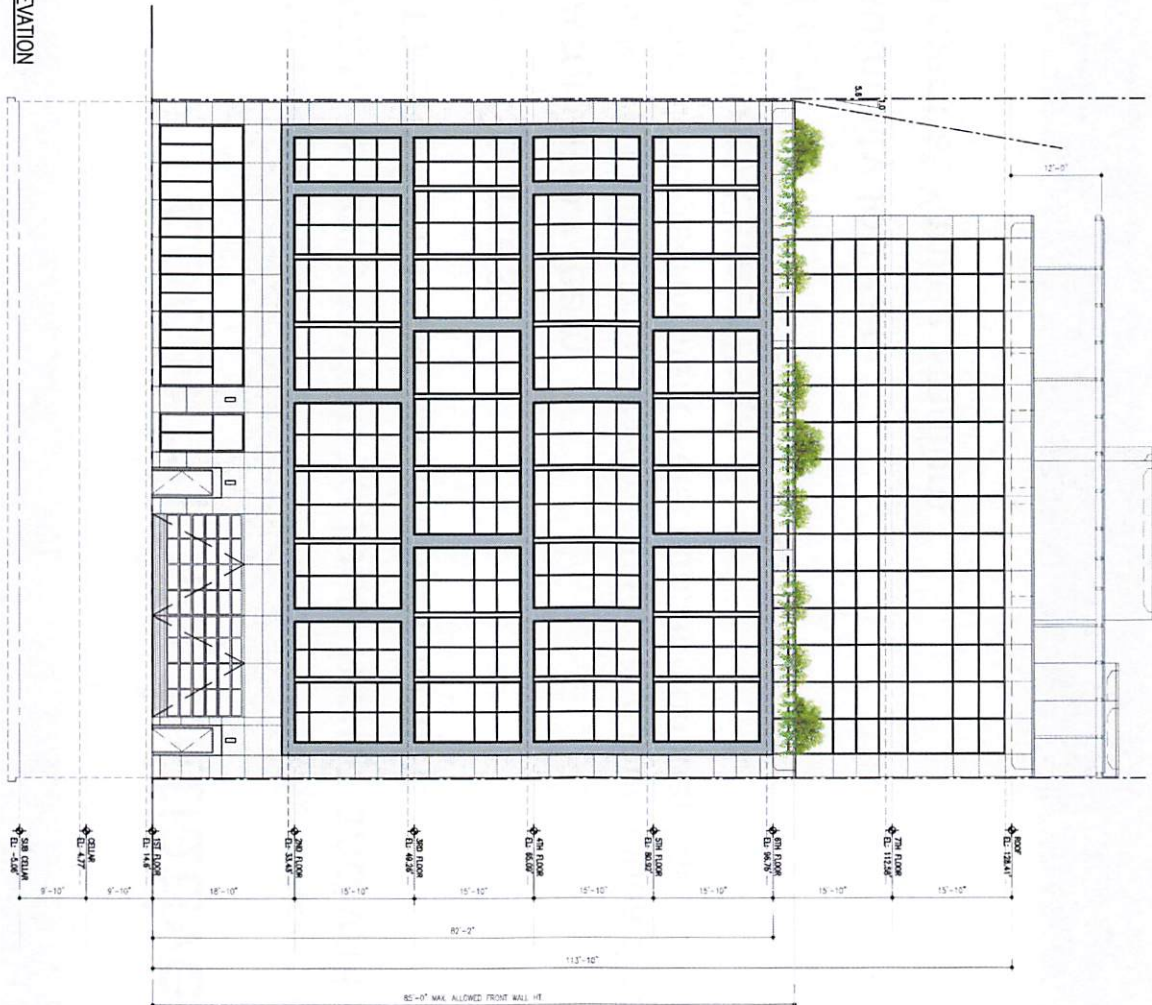
TEL: 718.657.6222 FAX: 718.657.6226

mss@mssarch.com

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P11
A111
PROPOSED ELEVATION



PROJECT:
37th AVENUE
LONG ISLAND CITY, NY
BLOCK: 348
LOT: 1,6984.47

DATE: 04/17/2019
PROJECT NO.: MSS720
DRAWING BY: KR
CHK. BY:
DWG NO:
A-105.00

TITLE:
EAST ELEVATION

SHEET NO: 07 OF 08

Mss

M.S. SAVANI ARCHITECT, PC

148-45, HILLSIDE AVENUE, SUITE 201
JAMAICA, NY 11435

TEL: 718.657.6222 FAX: 718.657.6226

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Local Hiring Initiatives

- The applicant is committed to local hiring and will continue to actively seek out talent from the local community.
- Recruitment Sources:
 - Talent Acquisition Team
 - Includes seven highly qualified recruiters and four onboarding specialists who are responsible for recruitment, selection, and onboarding.
 - Parts Authority Career Page
 - Indeed.com
 - Parts Authority Job Fair
 - Recruitment at Yankee Stadium

21-17 37TH AVENUE REZONING
QUEENS COMMUNITY BOARD I
FULL BOARD

ULURP Hearing
October 17, 2023



37-42 30th Street, Queens



37-42 30th Street, Queens Area Map

Site Details

Address: 29-05 38th Avenue
Block: 371 **Lot:** 38
Lot Area: 10,600 sq ft
Zoning: M1-2/R6A (LIC)
Existing FAR: 0
Max. FAR: 3.0 (res.) /
2.0 (comm./manuf.)

Transit

 Subway Route
 Subway Entrances

Neighborhood Details

Borough: Queens

Neighborhood: Long Island City

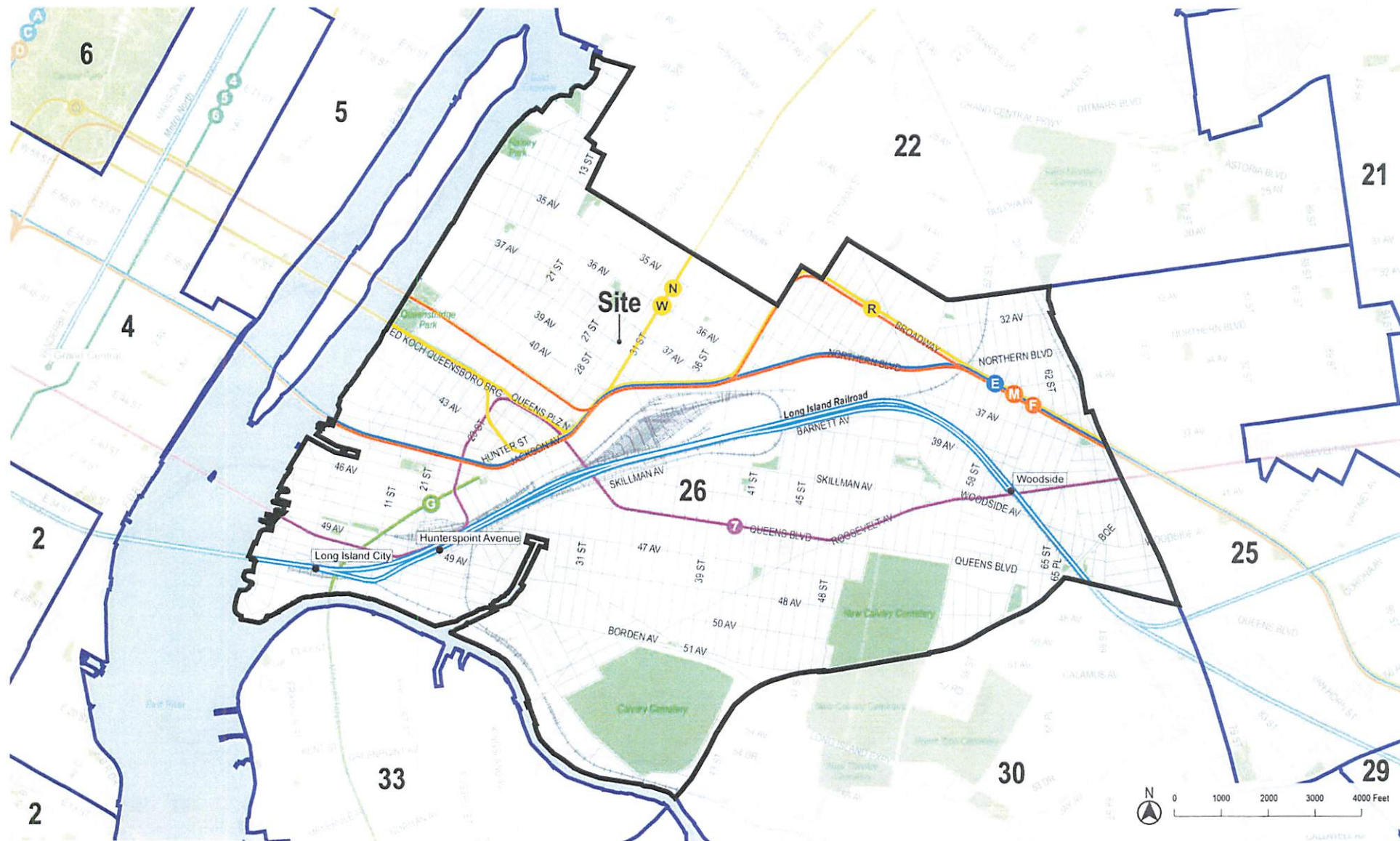
Community District: 1, Florence Koulouns,
District Manager

City Council: 26, Julie Won

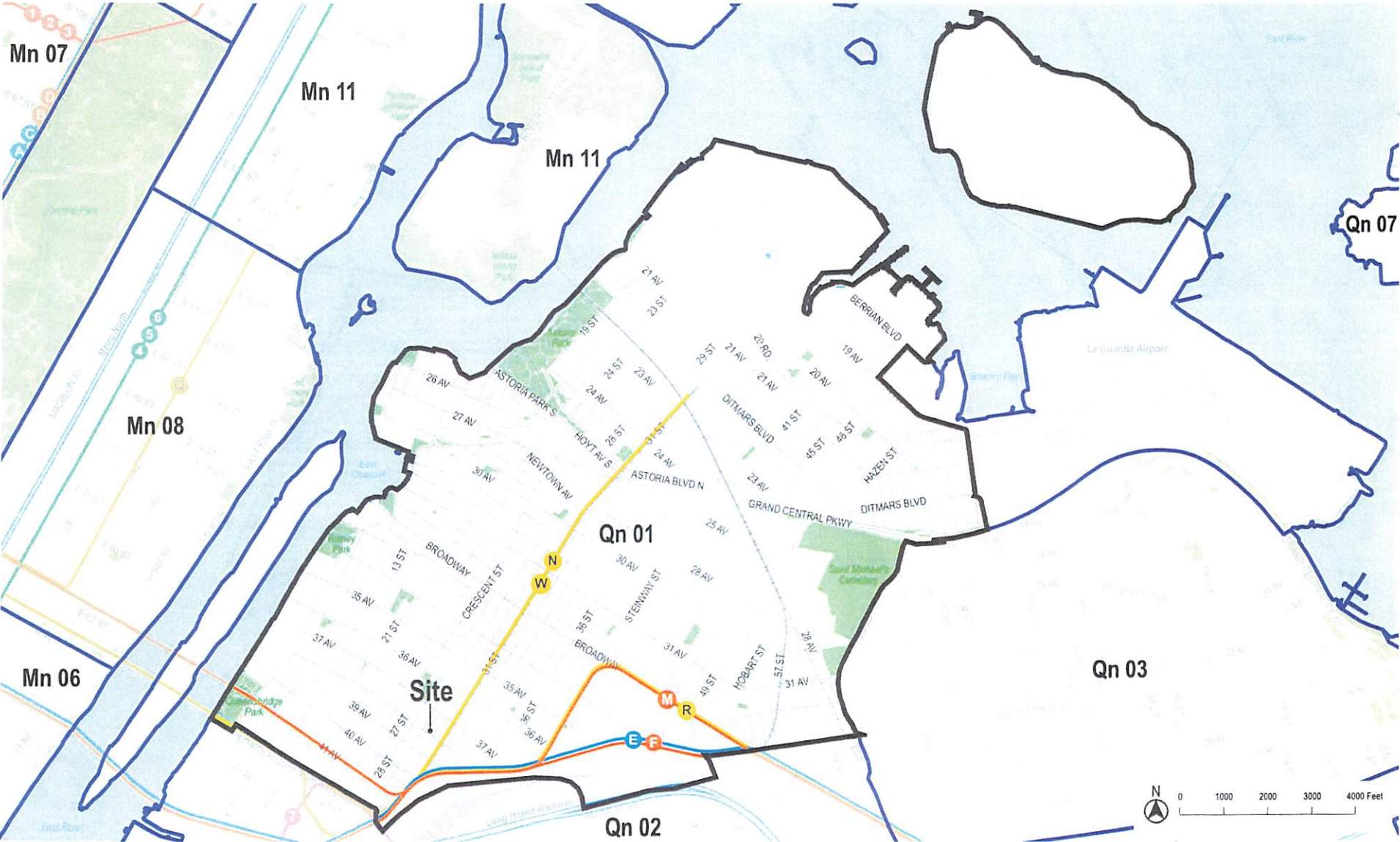
Borough President: Donovan Richards Jr.



37-42 30th Street, Queens
City Council Districts



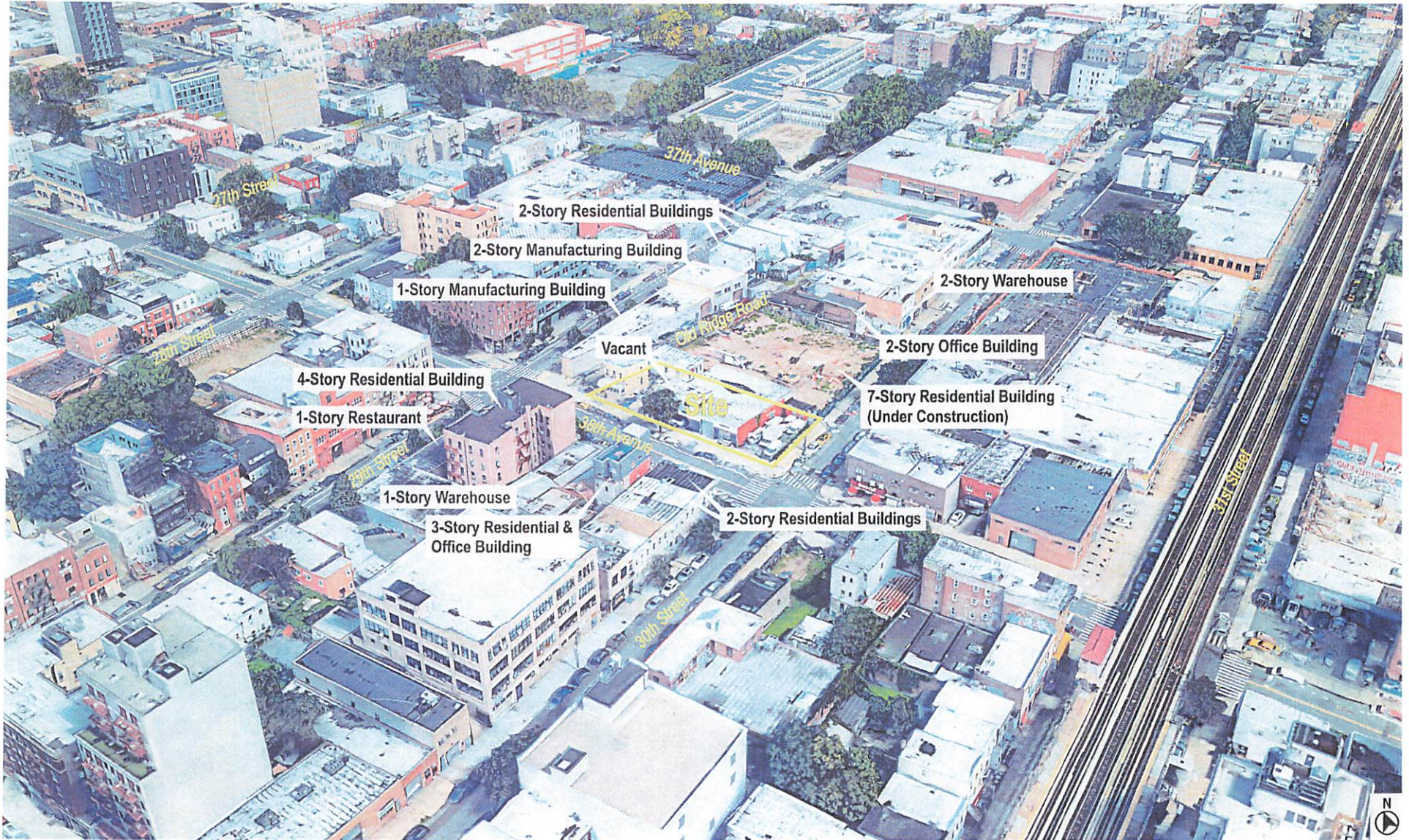
37-42 30th Street, Queens
Community Board Districts



37-42 30th Street, Queens
Bird's Eye Aerial Photo (Area)



37-42 30th Street, Queens
Bird's Eye Aerial Photo (Surrounding Uses)

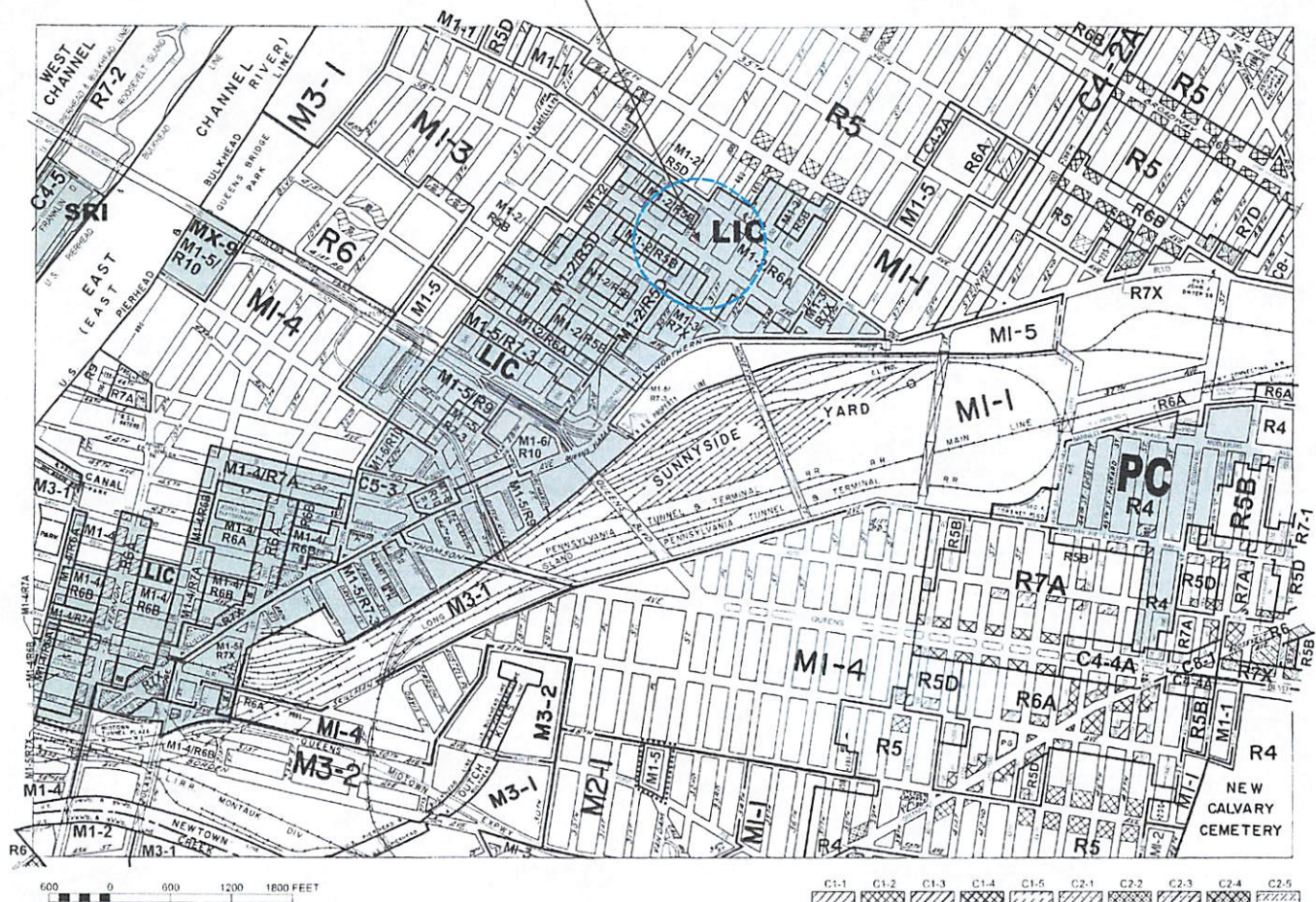


37-42 30th Street, Queens
Bird's Eye Aerial Photo (Surrounding Uses)



37-42 30th Street, Queens
Zoning Map

Site



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
10-21-2021 C 190260 ZMU

Special Requirements:
For a list of lots subject to CQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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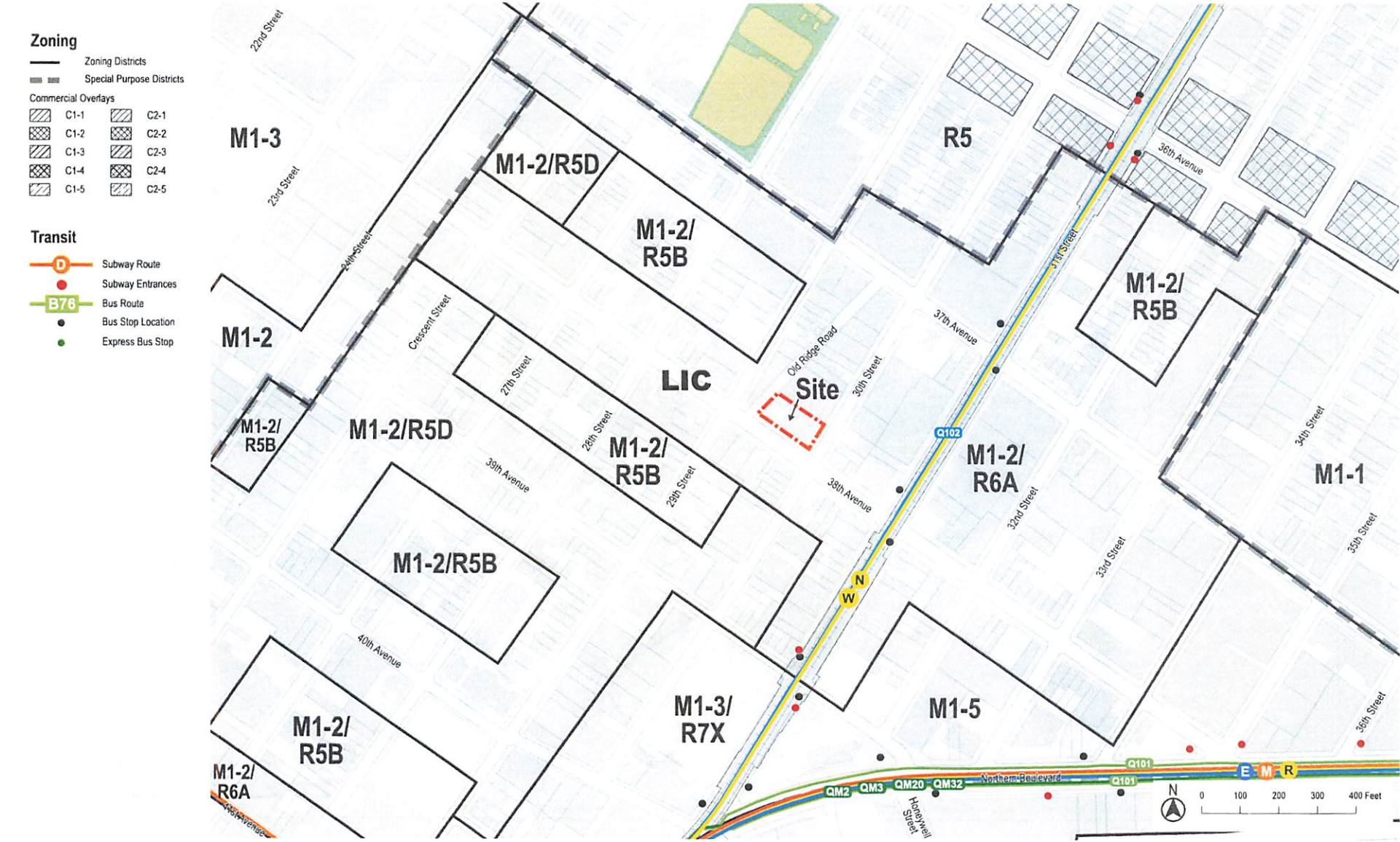
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (212) 729-1291.

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

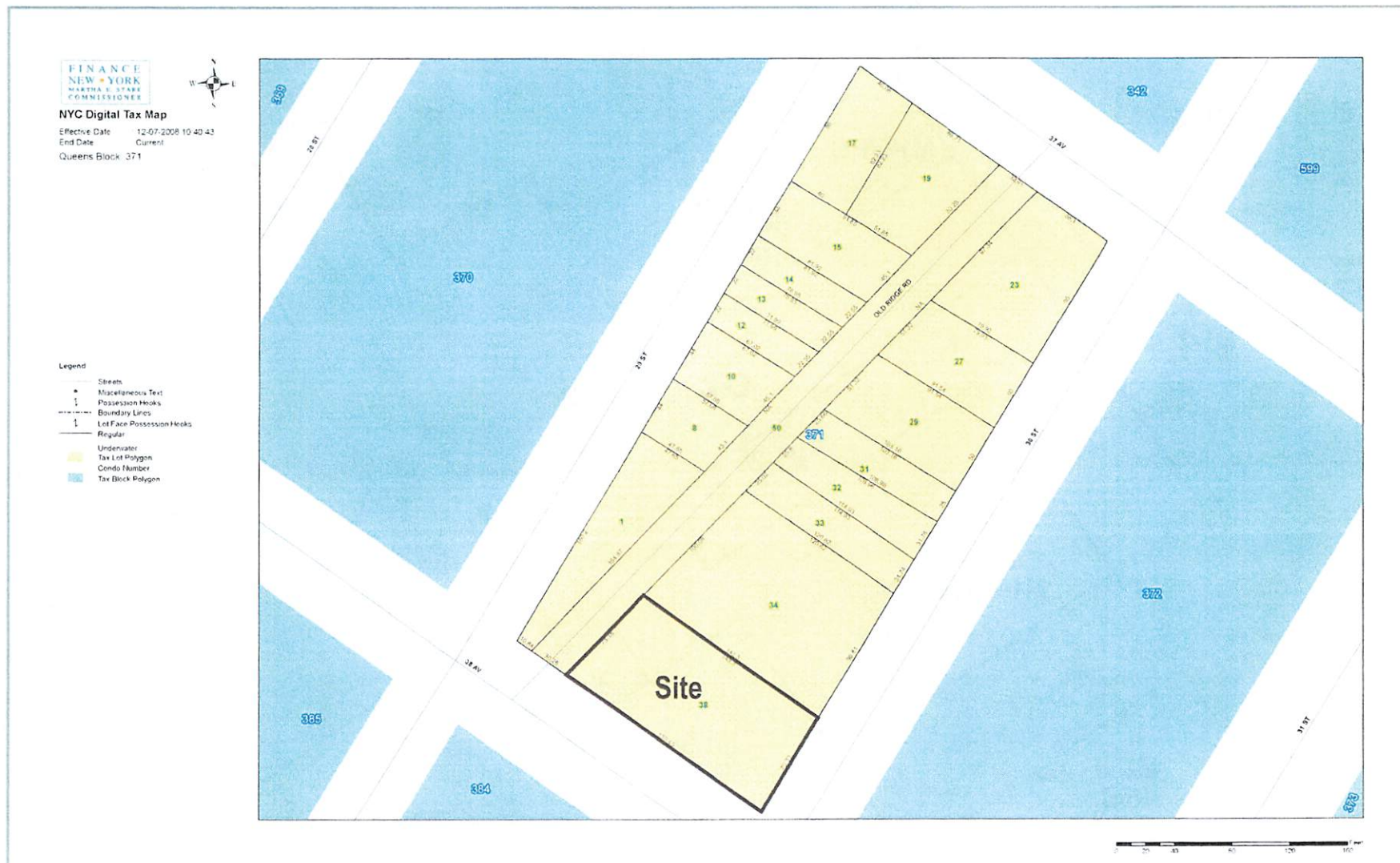
NOTE: When no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 9b

37-42 30th Street, Queens
Area Zoning & Transit Map



37-42 30th Street, Queens Tax Map



37-42 30th Street, Queens
Site Photos



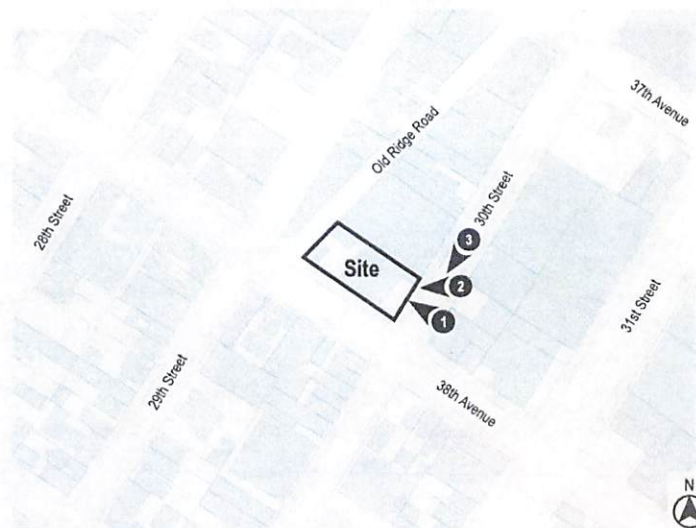
1. View of the Site facing northwest from 30th Street.



2. View of the Site facing west from 30th Street.

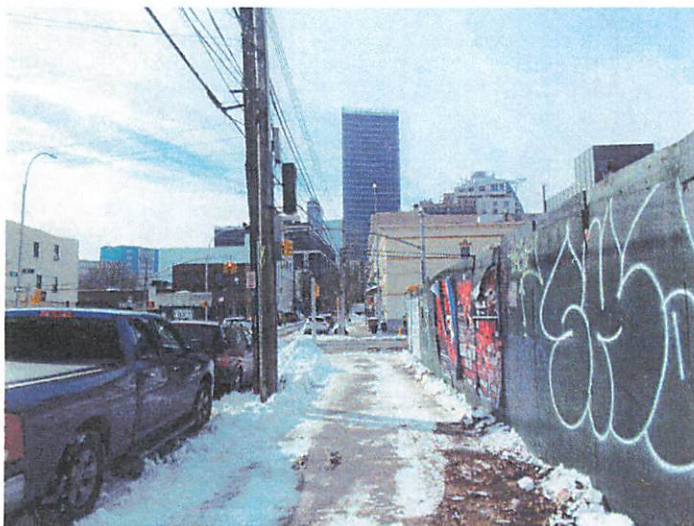


3. View of 30th Street facing southwest (Site at right).



37-42 30th Street, Queens

Site Photos



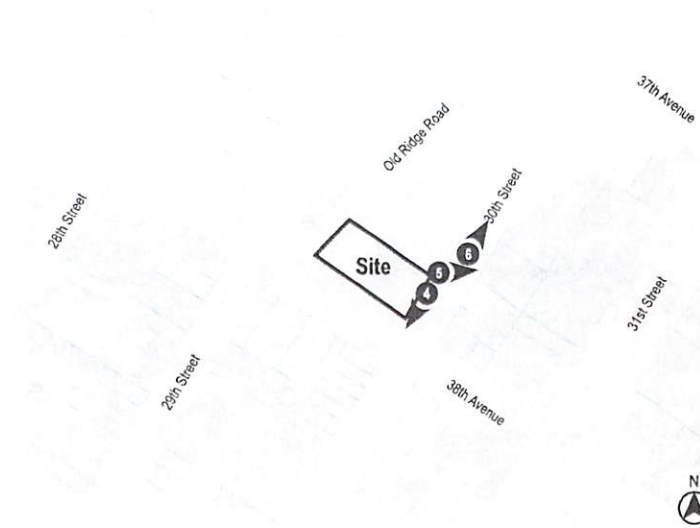
4. View of the sidewalk along the west side of 30th Street facing southwest (Site at right).



5. View of the east side of 30th Street facing east from the Site.



6. View of 30th Street facing northeast from the Site.



37-42 30th Street, Queens
Site Photos



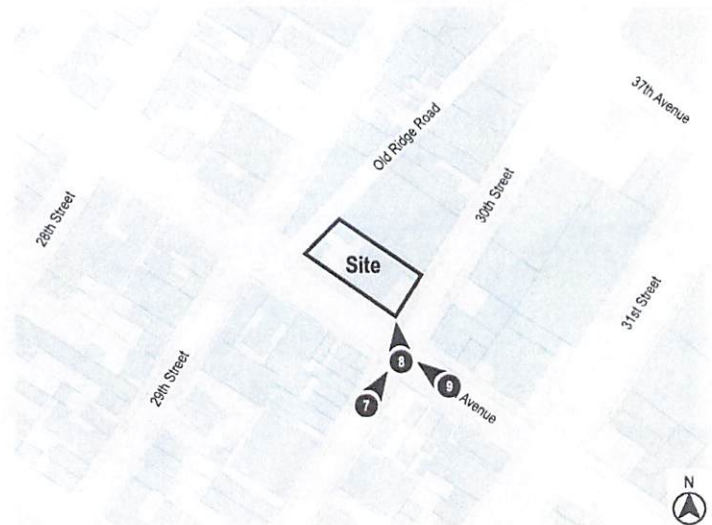
7. View of 30th Street facing northeast from 38th Avenue (Site at left).



8. View of the Site facing north from the intersection of 38th Avenue and 30th Street.



9. View of 38th Avenue facing northwest from 30th Street (Site at right).



37-42 30th Street, Queens

Site Photos



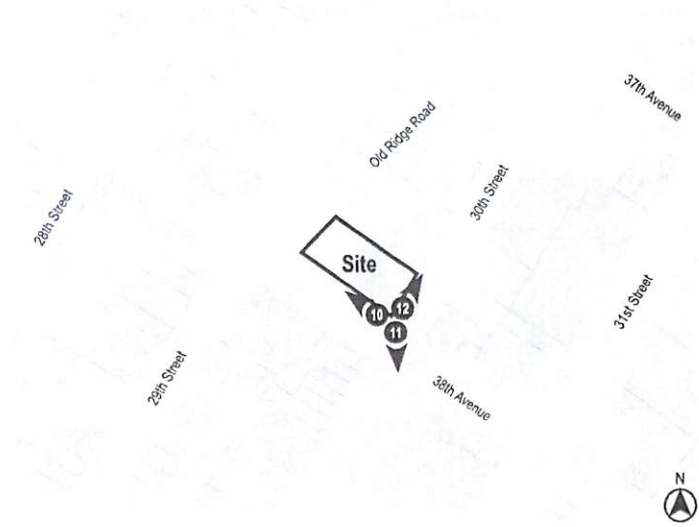
10. View of the sidewalk along the north side of 38th Avenue facing northwest from 30th Street (Site at right).



11. View of the intersection of 38th Avenue and 30th Street facing south from the Site.



12. View of the sidewalk along the west side of 30th Street facing northeast from 38th Avenue (Site at left).



37-42 30th Street, Queens

Site Photos



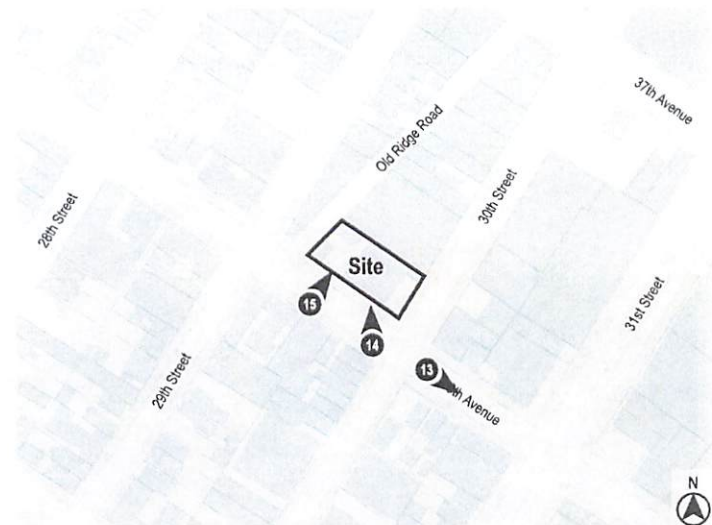
13. View of 38th Avenue facing southeast from 30th Street.



14. View of the Site facing north from 38th Avenue.



15. View of the Site facing northeast from 38th Avenue.



37-42 30th Street, Queens

Site Photos



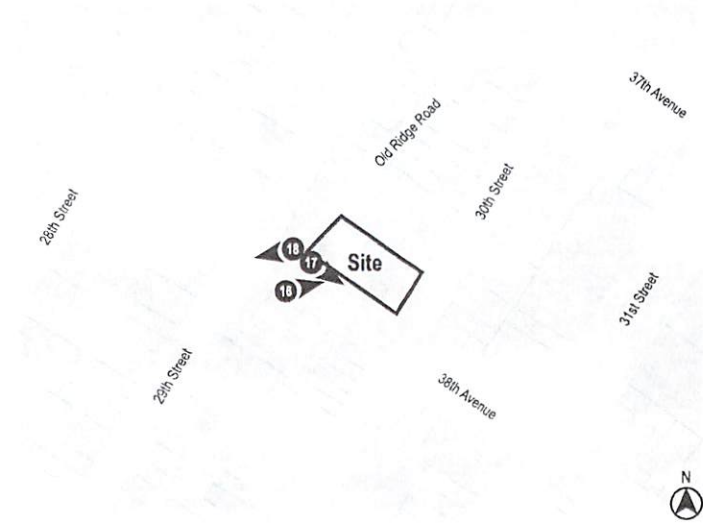
16. View of the Site facing east from 38th Avenue.



17. View of the sidewalk along the north side of 38th Avenue facing southeast from Old Ridge Road (Site at left).



18. View of the intersection of 38th Avenue and 29th Street facing west from the Site.



37-42 30th Street, Queens

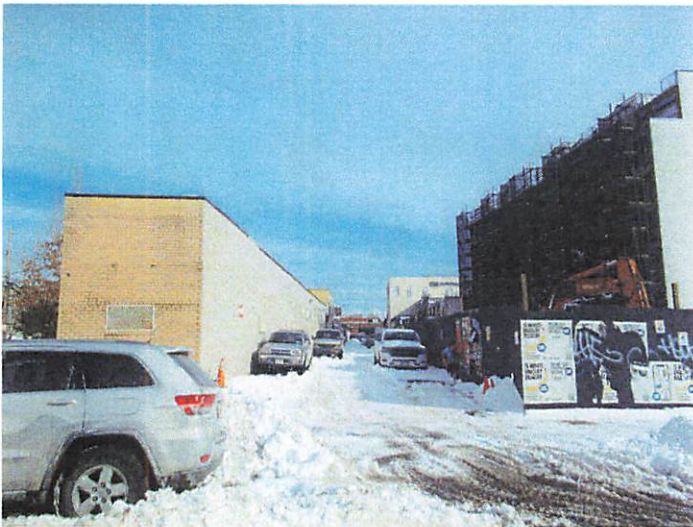
Site Photos



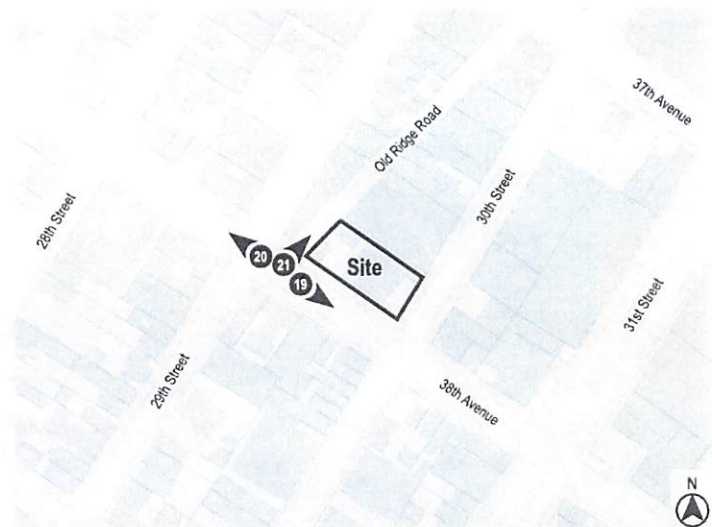
19. View of 38th Avenue facing southeast from Old Ridge Road (Site at left).



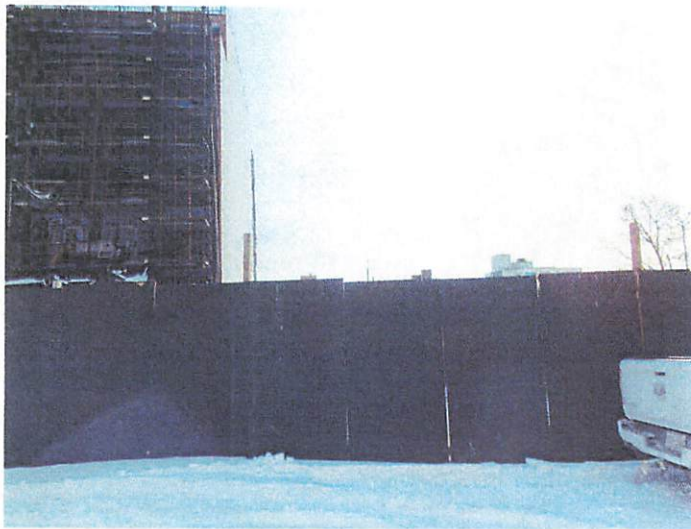
20. View of 38th Avenue facing northwest from 29th Street.



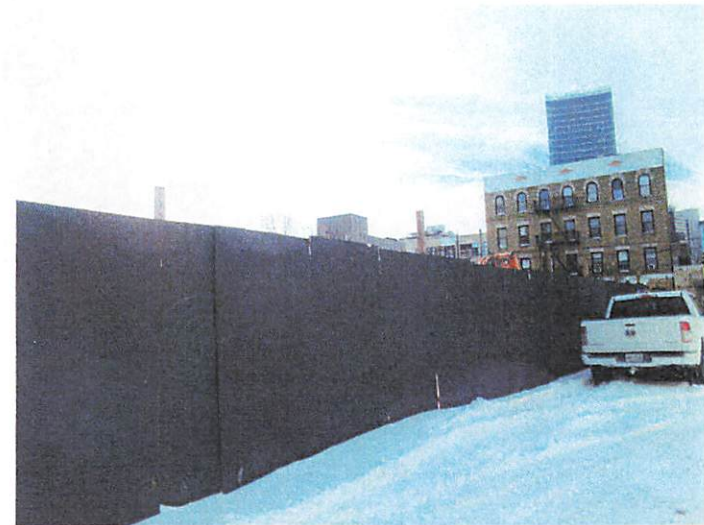
21. View of Old Ridge Road facing northeast from 38th Avenue (Site at right).



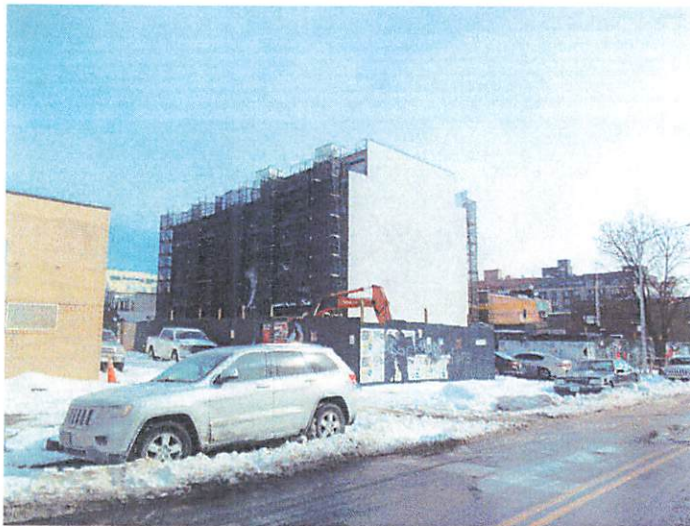
37-42 30th Street, Queens
Site Photos



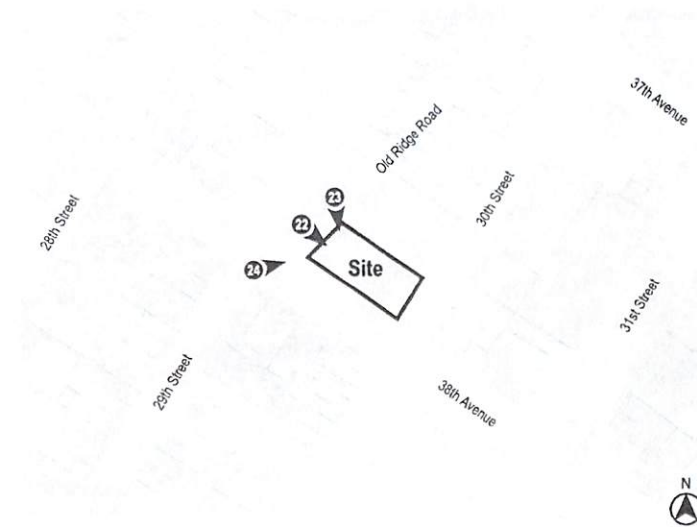
22. View of the Site facing southeast from Old Ridge Road.



23. View of the Site facing south from Old Ridge Road.



24. View of the Site facing east from the intersection of
38th Avenue and 29th Street.



37-42 30th Street, Queens

Site Photos



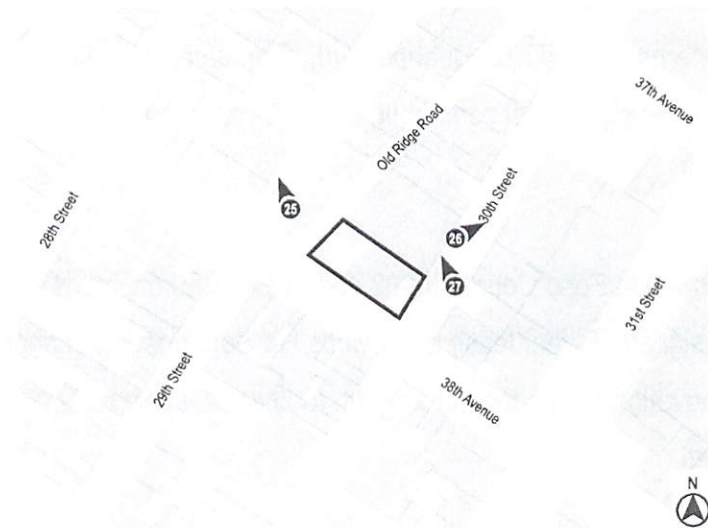
25. View of the west side of 29th Street facing northwest.



26. View of the east side of 30th Street facing northeast.



27. View of the west side of 30th Street facing north.



37-42 30th Street, Queens

Experience in FRESH Supermarket Operation

FRESH Supermarket Operator Tim Cheng has been in the Supermarket and Food Service business over 20 years.

He is the managing partner (operator) for the following three supermarkets:

- Wonderful Marketplace Inc. – 137-55 Elder Avenue, Flushing, NY 11355
Newly setup and in operation, approx. 7,500 square feet, limited space
- D & Z Supermarket – 77-00 Queens Blvd., Elmhurst, NY 11373
Serving Queens Elmhurst community over 10 years, approx. 30,000 square feet
- HK Supermarket Food Court – 82-02 45th Avenue, Elmhurst, NY 11373
Recently signed 25-year lease at previous HK Supermarket Elmhurst, under renovation for a supermarket with food court, approx. 20,000 square feet



37-42 30th Street, Queens
2-Story Supermarket Viability

Operator Tim Cheng is familiar with the layout and operations of a 2-story supermarket, and considers this a viable option for numerous reasons:

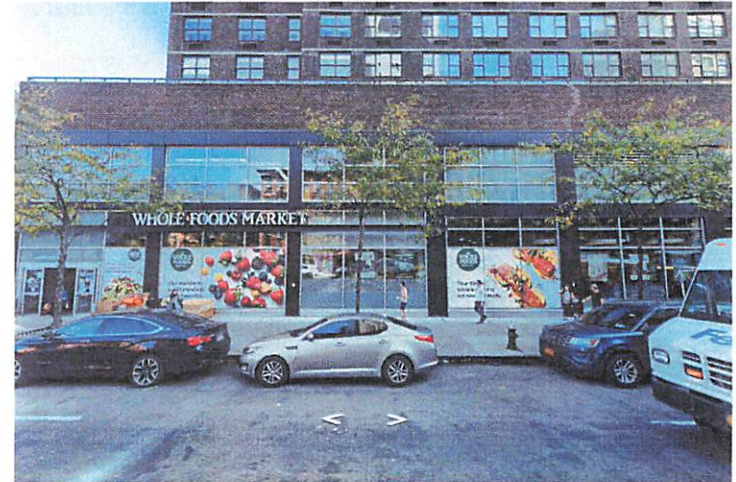
- Spaces 12,000 square feet and larger allows for a supermarket to carry/sell fresh perishable and non-perishable food product and grocery items. With the proposed supermarket's first floor being only 8,000 square feet it would limit the food products supermarket could offer to customers
- Long Island City is a fast growing and blooming area, with a greatly diverse community. By providing a second floor, this would afford space for the supermarket to designate a sizable area for a genuine ethnic specialty food products imported from foreign countries, i.e. China, Korea, Japan, India, East/South Asia, and Middle East etc.
- Developer/Owner would offer supermarket a 50% discounted rate for the second story space in comparison to the ground retail space rent
- There are numerous examples of successful 2-story supermarkets throughout the city, as shown in the examples on the following page



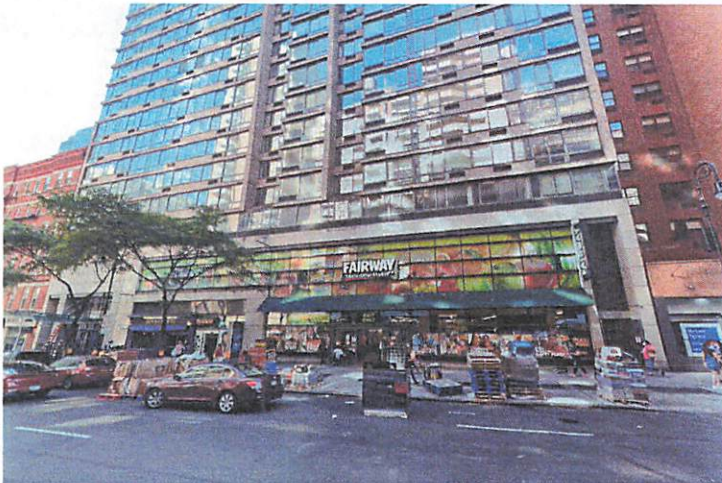
37-42 30th Street, Queens
2-Story Supermarket Examples



1. Super Foodtown. 600 West 160th Street, Manhattan



2. Whole Foods Market. 1560 Third Avenue, Manhattan



3. Fairway. 233 East 86th Street, Manhattan



4. Jmart. 40-19 Main Street, Queens.

37-42 30th Street, Queens

Nearby Supermarkets

There are only four supermarkets within 1/2 mile of the Site, and none that serve the population between Queens Plaza and the Site.

- 1 Key Food Supermarket**
35-52 31st Street (0.25 miles from the Site)
- 2 Trade Fair Supermarket**
22-20 36th Avenue (0.33 miles from the Site)
- 3 Bravo Supermarket**
24-02 34th Avenue (0.5 miles from the Site)
- 4 C-Town Supermarket**
34-12 35th Street (0.5 miles from the Site)



37-42 30th Street, Queens

FRESH Plans

Urban Cartographics

TEAM:

CLIENT:

FH 2BRO BUILDER CORP.

23-01 41ST AVENUE
LONG ISLAND CITY, NY 11101

ARCHITECT:

MEI ARCHITECT PLLC

141-07 20TH AVENUE, SUITE 109
WHITESTONE, NY 11357

STRUCTURAL AND SOE ENGINEER:

TIMES BUILDINGS, PC

61-12 182ND STREET, 2ND FLOOR,
FRESH MEADOWS, NY 11365

MEP ENGINEER:

EJC ENGINEERING, PLLC

136-18 39TH AVENUE, UNIT 703
FLUSHING, NY 11354

37-42 30TH STREET

LONG ISLAND CITY - NYC

37-42 30TH STREET, LONG ISLAND CITY, NY 11101



CERTIFICATION FOR FRESH FOOD STORE
ZR SECTION 63-30

DRAWING LIST - FRESH FOOD STORE SUBMISSION		
DRAWING NO.	TITLE	SHEET NO.
FR-001	COVER SHEET	01 OF 09
FR-010	ZONING SITE PLAN	02 OF 09
FR-011	ZONING ANALYSIS	03 OF 09
FR-101	EXISTING FLOOR PLANS & FRESH FOOD STORE	04 OF 09
FR-201	FRESH FOOD STORE - TRANSPARENCY & SCENIC	05 OF 09
FR-202	FRESH FOOD STORE - REALLOCATED AREA PLAN	06 OF 09
FR-203	MAKER SITE PLAN	07 OF 09
FR-301	MAKER SECTIONS	08 OF 09
FR-302	NEIGHBORHOOD CHARACTER DIAGRAM	09 OF 09

MEI ARCHITECT PLLC
IBUILD CONSULTING LLC
FRESH MEADOWS, NY 11365
37-42 30TH STREET
LONG ISLAND CITY, NY 11101
APPLICANT OF RECORD
REDD ARCHITECT
NEW YORK STATE
SEAL & SIGNATURE
APPROVED FOR
37-42 30TH STREET
LONG ISLAND CITY, NY 11101
DRAWING TITLE
COVER SHEET
DRAWN BY: SCALE: AS SHOWN
CHECKED BY: DATE: 11/15/2022
PROJECT NO: 37-42-00
DRAWING NO: FR-001.00
DATE: 11/15/2022
DATE: 11/15/2022

29TH (60' WIDE) STREET

OLD RIDGE ROAD

38TH (75' WIDE) AVENUE

30TH (60' WIDE) STREET

SITE PLAN - PROPOSED FRESH FOOD STORE
SCALE: 1/8" = 1'-0"
CONCRETE SHALL BE APPLICABLE TO ALL NEW IMPROVED ELEMENTS



KEY PLAN

BLOCK: 371 LOT: 38

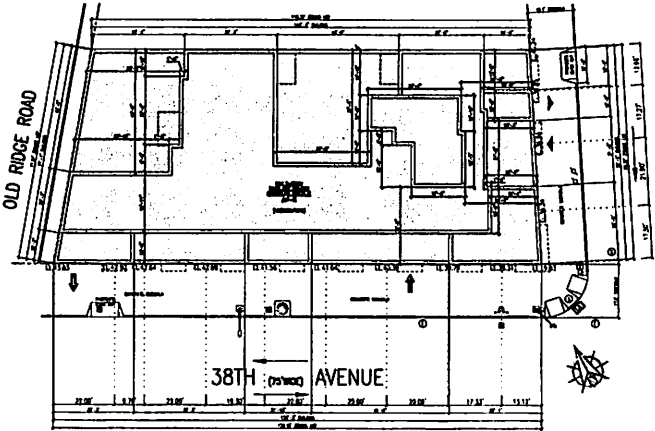
- LEGEND - SEE ALSO:**
- 1. EXISTING BUILDING FOOTPRINT
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING DRIVEWAY
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
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 - 90. EXISTING DRIVEWAY
 - 91. EXISTING DRIVEWAY
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 - 97. EXISTING DRIVEWAY
 - 98. EXISTING DRIVEWAY
 - 99. EXISTING DRIVEWAY
 - 100. EXISTING DRIVEWAY

MEI ARCHITECT
BUILDING CONSULTING LLC
3714 S 20TH STREET
TOWSON, MD 21204
TEL: 410.528.1100
WWW.MEIBUILDING.COM

PROJECT: PROPOSED FRESH FOOD STORE
DATE: 10/1/2018
SCALE: 1/8" = 1'-0"
CONCRETE: SHALL BE APPLICABLE TO ALL NEW IMPROVED ELEMENTS

KEY DATA		PROPOSED ACTION
BLK/LOT:	371	1. ZON 63-32 - COMPLIANCE CERTIFICATION FOR A FRESH FOOD STORE.
ZONING USE:	32	2. ZON 63-32 - CPC RECONSTRUCTION TO INCREASE MAXIMUM BUILDING HEIGHT AND NUMBER OF STORES FROM 1-STORY TO 2-STORIES TO ACCOMMODATE THE FRESH FOOD STORE.
STREET ADDRESS:	37-43 38TH STREET, LONG ISLAND CITY, NY 11106	
30AC:	81-3766, LC	
COMMUNITY BOARD:	1 QUEEN'S (481)	
ZONING MAP NO.:	30	
LOT AREA:	16,827.9 SQ. FT.	

ZONING ANALYSIS				
20 SECTION	REGULATION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/NOTES
20 117-60, 20 123-30 20 121-10, 20 42-10	USE GROUPS	1-14, 16, 17	2 & 3A	COMPLIES
20 117-61, 20 123-66A, 20 123-10A, 20 63-31, 20 63-32	FLOOR AREA RATIO	RECOMMEND: 3.50 1.50 FRESH FOOD STORES TOTAL: 4.50 CONDITION: FRESH FOOD STORES (12,504.04 S.F. / 16,827.9 S.F.) = 1.181	4.178 1.181	DOES NOT COMPLY REQUIRES CPC CERTIFICATION PURSUANT TO (20 63-32)
		TOTAL: (4.501 + 1.181) = 5.682	5.358	DOES NOT COMPLY REQUIRES CPC CERTIFICATION PURSUANT TO (20 63-32)
20 117-61, 20 123-66A, 20 123-10A, 20 63-31, 20 63-32	FLOOR AREA (S.F.)	RECOMMEND: 1. 1,500 F.S. = 21,063.7 S.F. 12,504.04 S.F. FRESH FOOD STORES TOTAL: 33,567.74 S.F. FRESH FOOD STORES: (12,504.04 S.F. / 33,567.74 S.F.) (37 TO 35,000 S.F.)	41,408.10 S.F. 12,504.04 S.F.	DOES NOT COMPLY REQUIRES CPC CERTIFICATION PURSUANT TO (20 63-32) COMPLIES
		TOTAL: 56,069.77 S.F.	56,912.14 S.F.	DOES NOT COMPLY REQUIRES CPC CERTIFICATION PURSUANT TO (20 63-32)
20 117-61, 20 123-66A, 20 123-10A	LOT COVERAGE (S.F.)	COVERED LOT: (16,827.9 S.F.)	89.86%	COMPLIES
20 117-61, 20 123-66A	WALKS (FT)	COVERED: NONE SIDE WALK: NONE OR 5' REAR WALK: N/A	NONE NONE N/A	COMPLIES COMPLIES COMPLIES
20 117-61, 20 123-66A, 20 123-10A 20 63-32 TABLE 2	BASE HEIGHT (FT)	MAX. 42'-0" MAX. 60'-0"	65'-0"	COMPLIES
20 117-61, 20 123-66A, 20 123-10A 20 63-32 TABLE 2	BUILDING HEIGHT (FT) NUMBER OF STORES	42'-0" MAX. AS PER 20 23-162 TABLE 2 MAX. 70'-0" 7 STORES REQUIRE CERTIFICATION PURSUANT TO (20 63-32) MAX. 60'-0" 8 STORES	65'-0" 8 STORES	DOES NOT COMPLY REQUIRES CPC CERTIFICATION PURSUANT TO (20 63-32)
20 117-61, 20 123-66A, 20 123-10A 20 63-32(1)	SETBACK (FT)	10' ON WIDE STREET (30M INCHES) 15' ON NARROW STREET (30M INCHES)	10' ON WIDE STREET (30M INCHES) 15' ON NARROW STREET (30M INCHES)	COMPLIES
20 117-62	STREET WALL LOCATION	STREET WALL LOCATED ON CURB OR 10' FROM PARALLEL FROM THE STREET LINE AND THE STREET WALL OF AN ADJACENT EXISTING BUILDING	40' EXISTING EXISTING BUILDING, ALONG WITH STREET LINE	COMPLIES
20 117-61, 20 117-66, 20 123-70, 20 123-70, 20 63-31, 20 63-32	PARKING	RECOMMEND: 1. 1 FOR 3 B.S. (ALL UNITS / 2 = 32 SPACES) CONDITION: 1. 1 FOR 3 B.S. UP TO 15,000 S.F. (12,504.04 S.F. / USED = 13 SPACES) TOTAL: 43 SPACES	32 SPACES 13 SPACES	COMPLIES COMPLIES
20 117-61, 20 117-66, 20 123-70, 20 123-70, 20 63-31, 20 63-32	LOOKING BEHIND	USE GROUP 3A FRESH FOOD STORE - NONE REQUIRED MAX. FRESH FOOD S.F. = 1 REQUIRED (12,504 S.F. / 12,504.04 S.F. / 12,504 S.F.) 1 LOOKING BEHIND REQUIRED	1 LOOKING BEHIND	COMPLIES
20 117-61, 20 117-66, 20 123-70, 20 123-70, 20 63-31, 20 63-32	BIKE PARKING	RECOMMEND: 1. 1 FOR 3 B.S. (ALL UNITS / 2 = 32 SPACES) CONDITION: 1. 1 FOR 3 B.S. UP TO 15,000 S.F. (12,504.04 S.F. / 12,504 S.F.) TOTAL: 32 SPACES	32 SPACES N/A IF LESS THAN 3 REQUIRED AS PER 20 26-71(a) 8 PROPOSED	COMPLIES COMPLIES
20 26-11	STREET TREES	REQUIRE 1 TREE FOR EVERY 10' OF STREET FRONTAGE (16,827.9 / 25' = 6 TREES	1 EXISTING TREE TO REMAIN 8 TREES PLANT AND STREET TREE PLANT TOTAL 9 TREES	COMPLIES

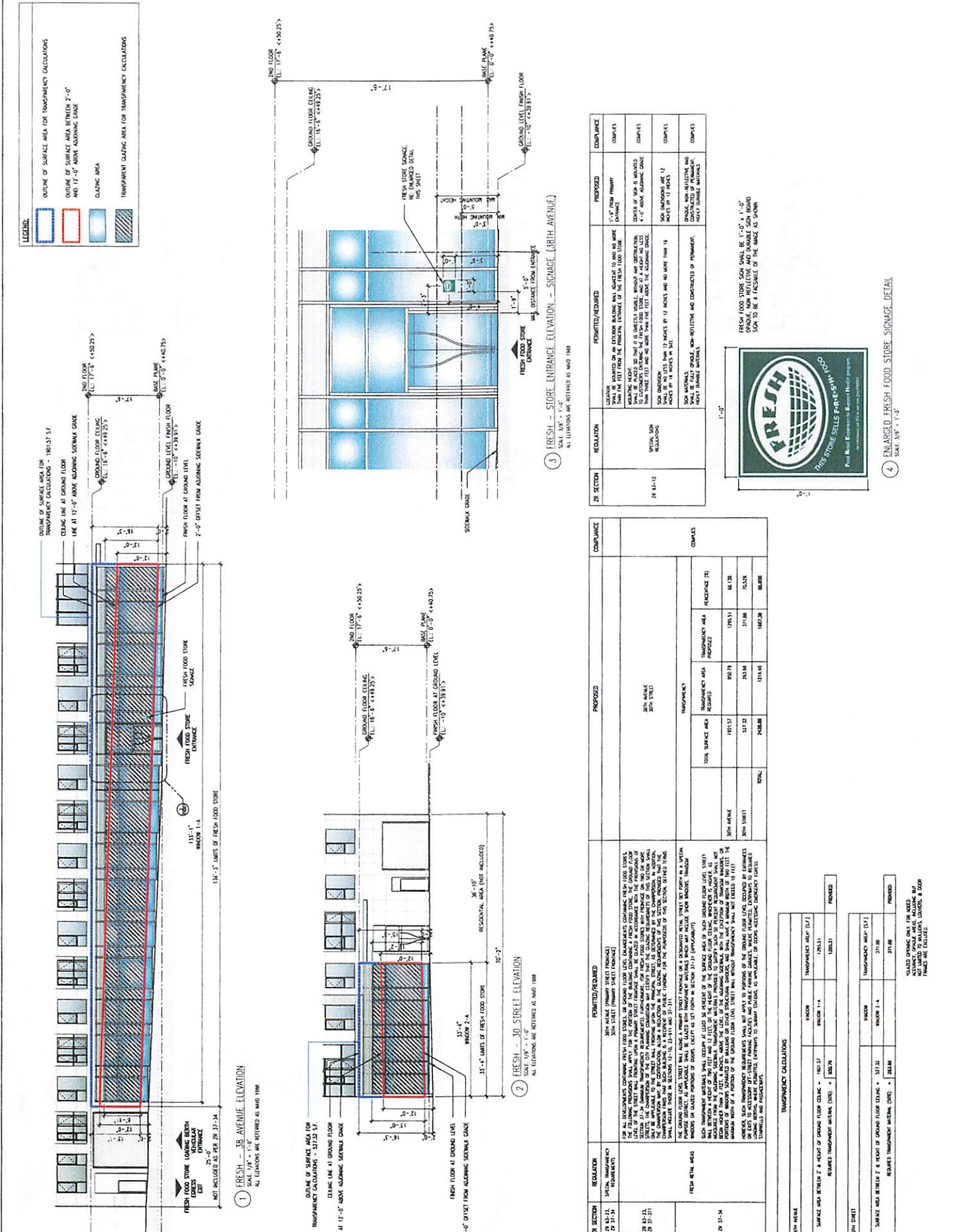


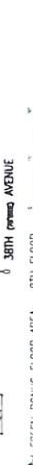
BASE PLANE DIAGRAM

SCALE: 1/8" = 1'-0"

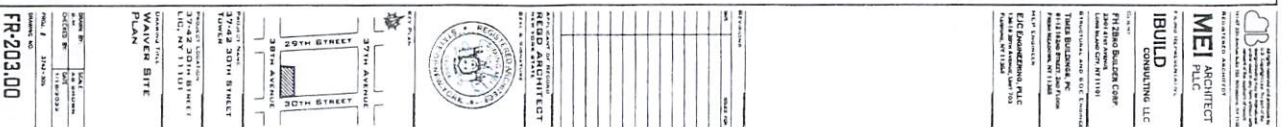
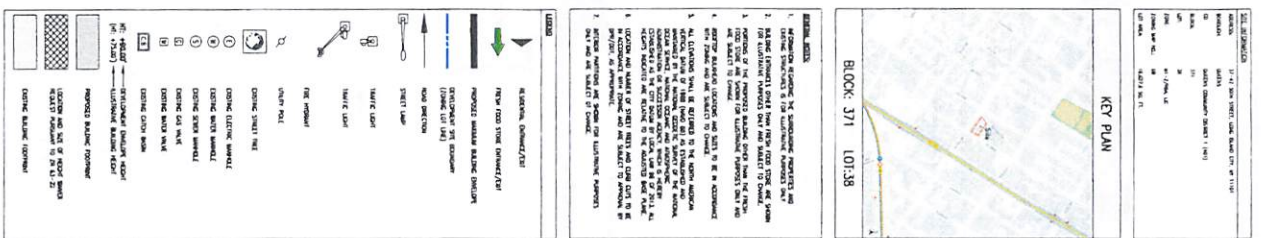
NOTES: SEE PLANS FOR ALL NOT SHOWN DETAILS

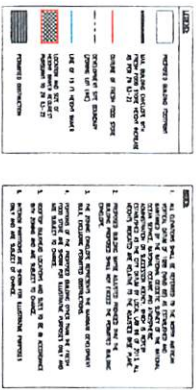
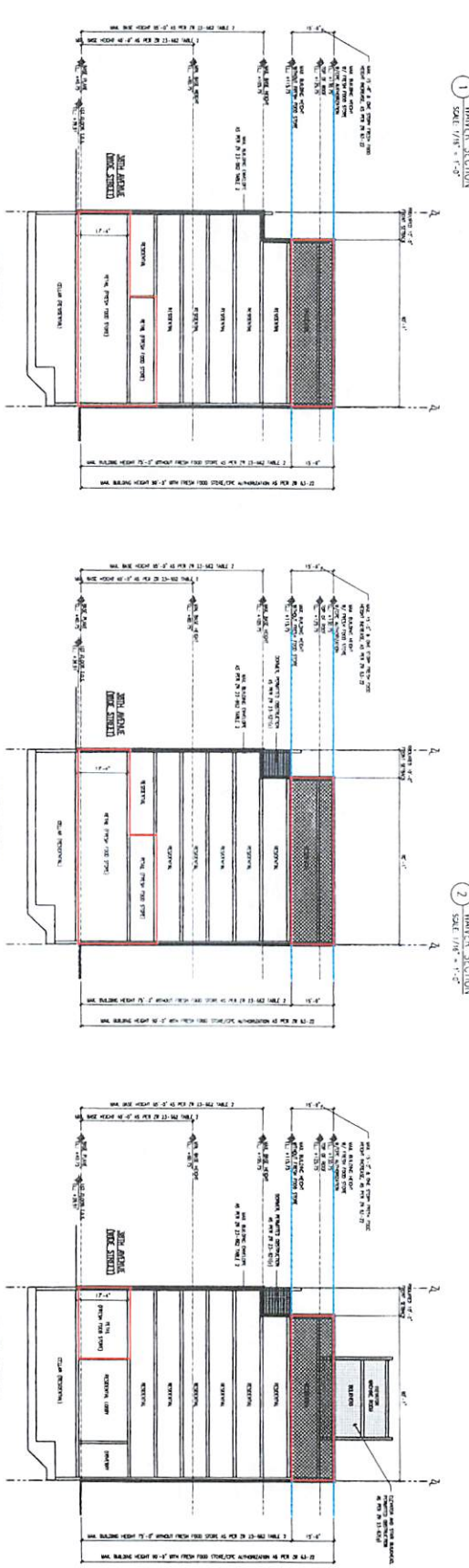
ACROSS ONE / ONE PLANE CALIBRATION									
DATE	TIME	WIND	TEMP	HUMID	PRECIP	WAVE	SWELL	SEA	STATE
10/10/2023	00:00	10	65	65	0.0	1.0	1.0	1.0	NY
	01:00	10	65	65	0.0	1.0	1.0	1.0	NY
	02:00	10	65	65	0.0	1.0	1.0	1.0	NY
	03:00	10	65	65	0.0	1.0	1.0	1.0	NY
	04:00	10	65	65	0.0	1.0	1.0	1.0	NY
	05:00	10	65	65	0.0	1.0	1.0	1.0	NY
	06:00	10	65	65	0.0	1.0	1.0	1.0	NY
	07:00	10	65	65	0.0	1.0	1.0	1.0	NY
	08:00	10	65	65	0.0	1.0	1.0	1.0	NY
	09:00	10	65	65	0.0	1.0	1.0	1.0	NY
10/10/2023	10:00	10	65	65	0.0	1.0	1.0	1.0	NY
	11:00	10	65	65	0.0	1.0	1.0	1.0	NY
	12:00	10	65	65	0.0	1.0	1.0	1.0	NY
	13:00	10	65	65	0.0	1.0	1.0	1.0	NY
	14:00	10	65	65	0.0	1.0	1.0	1.0	NY
	15:00	10	65	65	0.0	1.0	1.0	1.0	NY
	16:00	10	65	65	0.0	1.0	1.0	1.0	NY
	17:00	10	65	65	0.0	1.0	1.0	1.0	NY
	18:00	10	65	65	0.0	1.0	1.0	1.0	NY
	19:00	10	65	65	0.0	1.0	1.0	1.0	NY
10/10/2023	20:00	10	65	65	0.0	1.0	1.0	1.0	NY
	21:00	10	65	65	0.0	1.0	1.0	1.0	NY
	22:00	10	65	65	0.0	1.0	1.0	1.0	NY
	23:00	10	65	65	0.0	1.0	1.0	1.0	NY
	00:00	10	65	65	0.0	1.0	1.0	1.0	NY
	01:00	10	65	65	0.0	1.0	1.0	1.0	NY
	02:00	10	65	65	0.0	1.0	1.0	1.0	NY
	03:00	10	65	65	0.0	1.0	1.0	1.0	NY
	04:00	10	65	65	0.0	1.0	1.0	1.0	NY
	05:00	10	65	65	0.0	1.0	1.0	1.0	NY
TOTAL WAVE H = 1.000M / PERIOD = 0.00M									

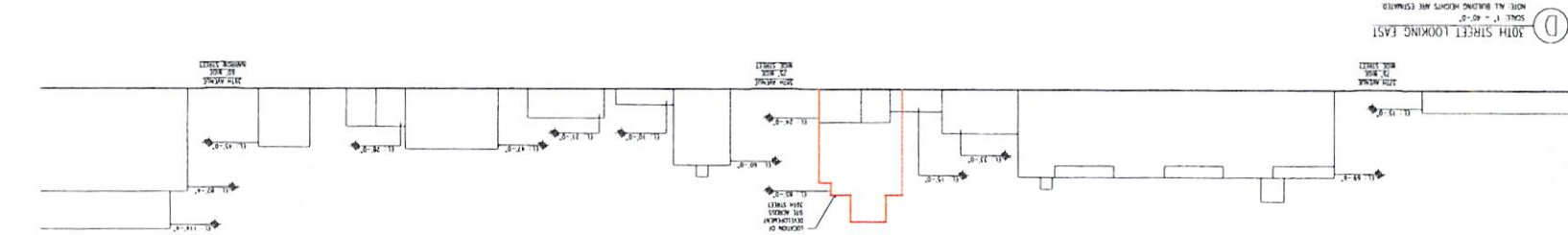
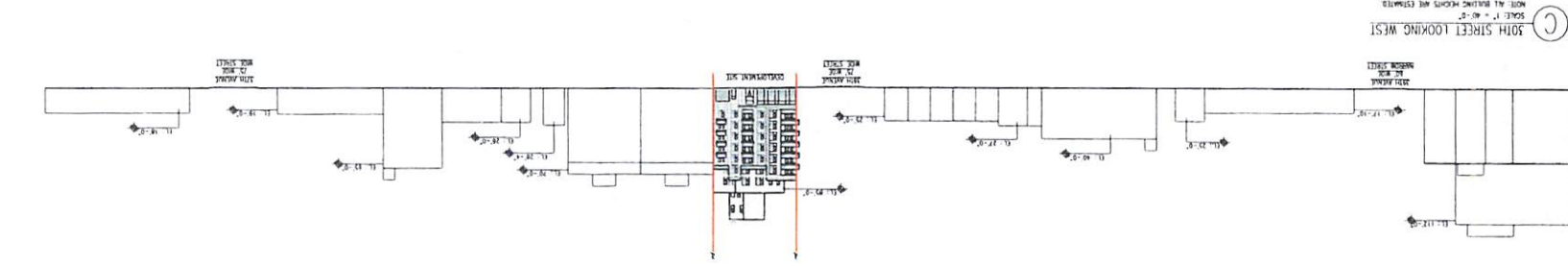
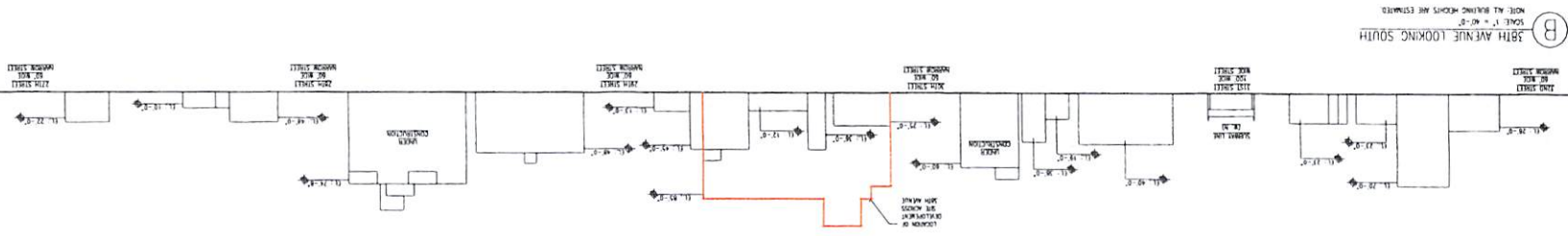




AREA SCHEDULE (FRESH STORES)			
LEVEL	NAME	ZONING AREA	
8TH FLOOR	ROMBUS FLOOR AREA	421.08 S.F.	
7TH FLOOR	ROMBUS FLOOR AREA	6,002.34 S.F.	
6TH FLOOR	ROMBUS FLOOR AREA	5,539.62 S.F.	
GRAND TOTAL:		12,563.04 S.F.	







GROCERY **WONDERFUL MARKET PLACE INC.**

137-55 Elder Ave, Flushing, NY 11355 Tel: 917-697-5301

Mr. Jack Z. Fang
FH 2Bro Builder Corp.
23-01 41st Avenue
Long Island City, NY 11101

RE. 29-05 38th Avenue, Long Island City, NY 11101

Mr. Fang,

This Letter will serve as our formal non-binding letter of interest in opening a 12,000 square feet supermarket at your development at the above mentioned location in long island city.

We are thrilled to have the opportunity to serve this fast growing, rapid developing, blooming, with huge diversified demographic community. We anticipate a great potential and success for our future supermarket at this excellent location and underserved area with our 20+ year expertise in the supermarket.


Wonderful Market Place are truly Super Markets. No matter what country you are from, no matter what your ethnic background, more than likely we carry foods from your homeland. China, Korea, Greece, Italy, Spanish, the Middle East and many others. We carry the food you had at home. And we also have genuine ethnic foods in our cheese, olive, bread, coffee and beverages departments. We even carry a full line of Halal and organic foods- meat, eggs, produce, dairy, truly Super Markets.

It is my pleasure to submit this non-binding letter of intent.

It is my understanding that FH 2Bro Builder Corp. will work exclusively with Wonderful Market Place in good faith to negotiate the formal contracts and leases necessary to complete the supermarket installation at this development project and, furthermore, allowing Wonderful Market Place the right of first refusal to enter the proposed commercial space.

Please feel free to contact me if you have any questions concerning this matter. I can be reached at my phone number 917-697-5301

Respectfully yours,
Wonderful Market Place Inc.


Tieming Cheng
Executive Vice President

37-42 30th Street, Queens

Building Plans

Urban Cartographics

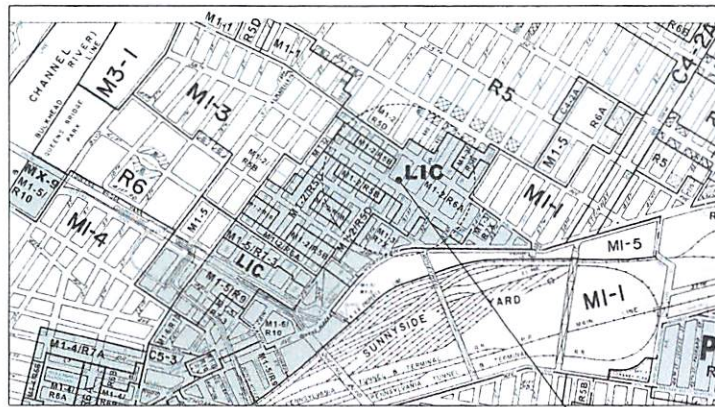
JOB SITE: 37-42 30TH STREET, LONG ISLAND CITY, NY 11101

BLOCK : 371 LOT : 38
ZONING : M1-2/R6A MAP # : 9B
BIN # : 4624174 C.B. # : 401

SCOPE OF WORK:

1. NEW 8-STORY MIXED-USE BUILDING.
2. OBTAIN A NEW CERTIFICATE OF OCCUPANCY.

RELATED APPLICATION		
ITEM NO.	APPLICATION DESCRIPTION	JOB NO.
1	DOB NOW - NEW BUILDING - GENERAL CONSTRUCTION (NUS/GC)	Q00577373
2	BUILDER'S PAYMENT PLAN	TBD
3	SOI & 2	SCP-18954
4	DOB NOW - CONSTRUCTION FENCE (FK)	TBD
5	DOB NOW - STRUCTURAL/FOUNDATION/ SUPPORT OF EXISTING/ADJACENT (S170/SK/FA)	TBD
6	DOB NOW - PLUMBING/SHOWER (PL/SP)	TBD
7	DOB NOW - FIRE ALARM (FA)	TBD
8	DOB NOW - MECHANICAL SYSTEMS(MS)	TBD
9	DOB NOW - CURB CUT (CC)	TBD
10	DOB NOW - ELEVATOR (ET)	TBD



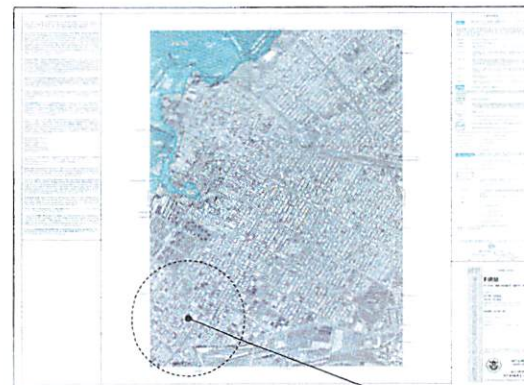
SPECIAL LONG ISLAND CITY MIXED USE DISTRICT ZONING MAP (MAP# 9B)

SCALE: N.T.S.



SPECIAL LONG ISLAND CITY MIXED USE DISTRICT SUBDISTRICTS - DUTCH KILLS (ZR 117)

SCALE: N.T.S.



FIRM - EFFECTIVE (2007)

SCALE: N.T.S.



FIRM - PRELIMINARY (2013)

SCALE: N.T.S.

DRAWING INDEX		
DRAWING NO.	TITLE	SHEET NO.
1-100	TITLE SHEET, SUB-DISTRICT MAP & ZONING MAP	01 OF 45
2-100	SITE PLAN	02 OF 45
2-101	ZONING ANALYSIS	03 OF 45
2-102	FLOOR AREA DISTRIBUTION DIAGRAM & CALCULATION	04 OF 45
2-103	BUILDING ENVELOPES & BUILDING DIAGRAMS	05 OF 45
2-104	EGRESS ANALYSIS	06 OF 45
A-101	CELLAR FLOOR PLAN	07 OF 45
A-102	1ST FLOOR PLAN	08 OF 45
A-103	2ND FLOOR PLAN	09 OF 45
A-104	3RD FLOOR PLAN	10 OF 45
A-105	4TH FLOOR PLAN	11 OF 45
A-106	5TH & 6TH FLOOR PLAN	12 OF 45
A-107	7TH FLOOR PLAN	13 OF 45
A-108	BULKHEAD FLOOR PLAN/ROOF PLAN	14 OF 45
A-109	ELEVATOR MACHINE ROOM FLOOR PLAN	15 OF 45
A-110	ELEVATOR MACHINE ROOM ROOF PLAN	16 OF 45
A-201	ELEVATION ALONG 38 AVE	17 OF 45
A-202	ELEVATIONS	18 OF 45
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A-301	SECTION	21 OF 45
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A-401	DOOR AND WINDOW SCHEDULES	23 OF 45
A-501	ACCESSIBILITY NOTES & DETAILS	24 OF 45
A-502	PARTITION AND ASSEMBLY DETAILS	25 OF 45
A-503	CONSTRUCTION DETAILS	26 OF 45
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G-101	GENERAL NOTES	29 OF 45
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E-104	3RD FLOOR LIGHTING PLAN	33 OF 45
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E-109	ELEVATOR MACHINE ROOM FLOOR LIGHTING PLAN	38 OF 45
E-201	LIGHTING SCHEDULE AND ANALYSIS	39 OF 45
EN-101	ENERGY CODE NOTES & PROGRESS INSPECTION LIST	40 OF 45
EN-102	DERIVATIVE FLOOR AREA DIAGRAMS, BUILDING BOUNDARY DIAGRAMS	41 OF 45
EN-103	DERIVATIVE WALL AREA DIAGRAMS	42 OF 45
EN-104	AIR LEAKAGE DETAILS	43 OF 45
EN-105	CONVECTION	44 OF 45
EN-106	CONVECTION	45 OF 45

T1 - SPECIAL & PROGRESS INSPECTION AS PER BUILDING CODE		
SPECIAL INSPECTION ITEMS		CODE/SECTION
STRUCTURAL STEEL - WELDING		BC 1704.3.1
STRUCTURAL STEEL - DETAILS		BC 1704.3.2
STRUCTURAL STEEL - HIGH STRENGTH BOLTING		BC 1704.3.3
STRUCTURAL STEEL - CORROSION PROTECTION		BC 1704.3.4
CONCRETE - CAST-IN-PLACE		BC 1704.4
CONCRETE - PRECAST		BC 1704.4
CONCRETE - PRESTRESSED		BC 1704.4
MASONRY		BC 1704.5
WOOD - INSTALLATION OF HIGH-LOAD BRACINGS		BC 1704.6.1
WOOD - INSTALLATION OF METAL-PLATE CONNECTED TRUSSES		BC 1704.6.2
WOOD - INSTALLATION OF PREFABRICATED JOISTS		BC 1704.6.3
SUBGRADE INSPECTION		BC 1704.7.1
SUBSURFACE CONDITION - FILL PLACEMENT & IN-PLACE DENSITY		BC 1704.7.2, BC 1704.7.3
SUBSURFACE INVESTIGATION (BORING/TEST PIT) --- T84		BC 1704.7.4
DEEP FOUNDATION ELEMENTS --- T85		BC 1704.8
HELICAL PILES (HP) (2014-020) --- T85H		BC 1704.8.5
VERTICAL MASONRY FOUNDATION ELEMENTS		BC 1704.9
WALL PANELS, CURTAIN WALLS, AND VENEERS		BC 1704.10
SPRINKLER FIRE-RESISTANT WATERWAYS		BC 1704.11
MASTIC AND MEMBRANE FIRE-RESISTANT COATINGS		BC 1704.12
EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)		BC 1704.13
ALTERNATIVE MATERIALS - OTHER BUILDINGS BULLETIN #		BC 1704.14
SMOKE CONTROL SYSTEMS		BC 1704.15
MECHANICAL SYSTEMS		BC 1704.16
FUEL-OIL STORAGE AND FUEL-OIL PIPING SYSTEMS		BC 1704.17
HIGH-PRESSURE STEAM PIPING (WELDING)		BC 1704.18
HIGH-TEMPERATURE HOT WATER PIPING (WELDING)		BC 1704.18
HIGH-PRESSURE FUEL-GAS PIPING (WELDING)		BC 1704.19
STRUCTURAL STABILITY - EXISTING BUILDINGS		BC 1704.20.1
EXCAVATIONS - SHEETING, SHORING, AND BRACING		BC 1704.20.2
UNDERPINNING		BC 1704.20.3, BC 1814
MECHANICAL DEWELDON		BC 1704.20.4
RAISING AND MOVING OF A BUILDING		BC 1704.20.5
SOIL - PRECIPITATION TEST - PRIVATE ON-SITE STORM DRAINAGE SYSTEM		BC 1704.21.1.2
PRIVATE ON-SITE STORM DRAINAGE DISPOSAL SYSTEM INSTALLATION		BC 1704.21.2
INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLATION		BC 1704.22
SEWINTERVENTION SYSTEMS		BC 1704.23
STANDPIPE SYSTEMS		BC 1704.24
HEATING SYSTEMS		BC 1704.25
CHIMNEYS		BC 1704.26
FIRE-RESISTANT PENETRATIONS AND JOINTS		BC 1704.27
ALUMINUM WELDING		BC 1704.28
FLOOD ZONE COMPLIANCE		BC 1704.29, BC 6105
LUMBER JOISTS, FLOOR HARRISONS --- T87		BC 1704.30, BC 1824.8
EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS)		BC 1704.31
POST-INSTALLED ANCHORS		BC 1704.32
SEISMIC ISOLATION SYSTEMS		BC 1704.33
CONCRETE DESIGN MIX --- T83		BC 1905.3, BC 1913.5
CONCRETE SAMPLING AND TESTING --- T82		BC 1905.6, BC 1913.10
PROGRESS INSPECTION ITEMS		CODE/SECTION
PRELIMINARY		28-116.2.1, BC 110.2
FOOTING AND FOUNDATION		BC 110.3.1
LOWEST FLOOR ELEVATION		BC 110.3.2
STRUCTURAL WOOD FRAME		BC 110.3.3
ENERGY CODE COMPLIANCE INSPECTIONS --- T88		BC 110.3.5
FIRE-RESISTANCE RATED CONSTRUCTION		BC 110.3.4
PUBLIC ASSEMBLY EMERGENCY LIGHTING		28-116.2.2
FINAL		28-116.2.4.2, DR-14



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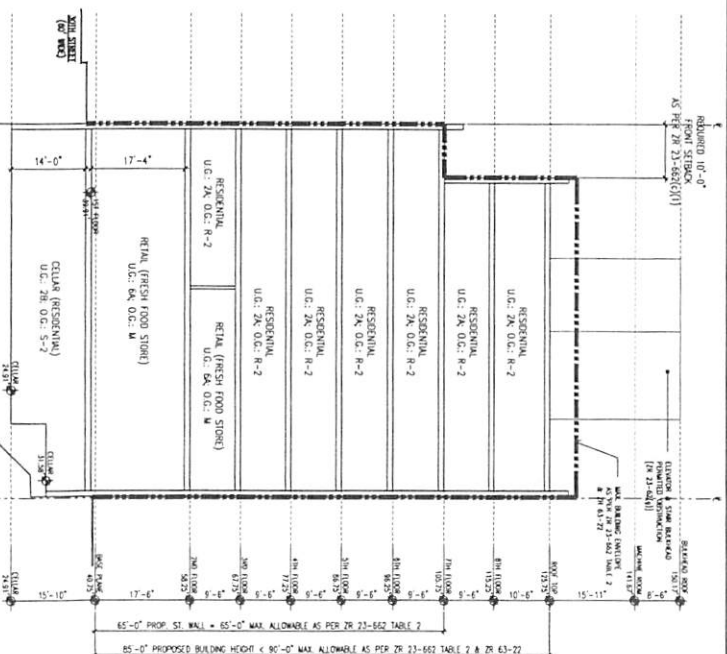
REVISIONS

DATE

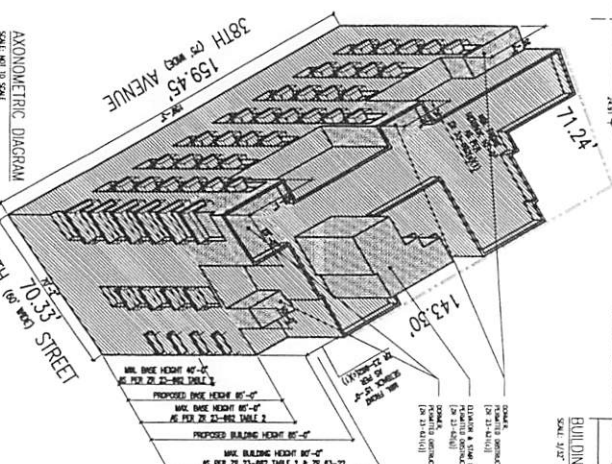
REVISION FOR

[illegible]

01 of 41
Que Jus MII.
Q00577373.11
Que Stamp



BUILDING ENVELOPE DIAGRAM ON 30TH STREET
SCALE: 3/32" = 1'-0"



AXONOMETRIC DIAGRAM

[illegible]

USER4



USER4

37-42 30th Street- CB Response (11-15-22).pdf

11/17/23 10:42 AM

Xerox® AltaLink® C8045 MFP

ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

November 16, 2022

Chair Marie Torniali
Queens Community Board 1
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

***Re: Proposed FRESH Certification
37-42 30th STREET
Tax Block 371, Lot 38
Queens, New York (the "Premises")***

Dear Chair Torniali:

In response to our informational hearing for the above-referenced proposal on November 2, 2022, we are providing more detailed responses to inquiries during the meeting.

As a reminder, our office represents the owner of a single parcel (Block 371, Lot 38) located on 38th Avenue with frontages on both Old Ridge Road and 30th Street in the Long Island City area of Queens Community District #1 (the "Premises"). The owner seeks two actions (outlined below) from the Department of City Planning (DCP) to facilitate a proposed FRESH use on the Premises, which is also located in the Special Long Island City District ("LIC")

The proposed FRESH use would require a Chairperson Certification pursuant to Section 63-30 of the New York City Zoning Resolution ("ZR"). In addition, the proposal would require a Zoning Authorization to facilitate a height increase, pursuant to Section 63-22 of the Zoning Resolution ("ZR"). The proposed FRESH Certification would facilitate an 8-story (and cellar) mixed-use development. The FRESH space would be located on the ground floor and second of a new 56,924 sf square foot building. The proposed FRESH use consists of 12,555 square feet, resulting in 12,543.51 square feet of additive floor area for residential use on the top three floors (6th, 7th, and 8th floors) – for a total of 44,370 zoning square feet or an adjusted total of 56,924 square feet. This encompasses 64 dwelling units and the FRESH use, which would rise to 85 feet (the "Proposed Development"). 45 off-street parking spaces would be provided with 32 required for the residential use and 13 provided for the proposed FRESH use, operated by an attended valet service at 30th Street.

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- **421-a Affordability**

The project received preliminary authorization for the 421-a program at through the provision of affordable dwelling units with HPD. However, the program is not fully approved until the project is substantially complete, which might not occur for two years. 421-a requires 30% of dwelling units to be income-restricted at a range between 30 – 130% of the City's Area Median Income (AMI). Therefore, with 64 dwelling units in the building, 30% would consist of approximately 20 dwelling units as income restricted. As such, the ultimate AMI levels have not yet been finalized but are intended to match pre-existing AMIs in the surrounding area.

It should be noted the residential use in the proposal is unrelated to the discretionary action(s) being sought with the DCP and under consideration at this time, which consists of approval for a FRESH grocery store to receive an extra floor in height and approximately 12,555 square feet to be reallocated to the top two floors of the building. However, this added 12,555 square feet would be subject to the 30% requirement and thus would result in greater income-restricted dwelling units.

- **Sustainability/Resilient Measures**

The following measures will be included in the Proposed Development:

- **A centralized Domestic Hot Water Heating System with a recirculation system.**
- **High 'R' insulation exceeding 2020 NYECC where practicable**
- **Low 'U' Fenestration exceeding 2020 NYCECC where practicable**
- **High efficiency Air source heat pumps for heating and cooling SEER 19 and greater**
- **A centralized Domestic Hot Water Heating System with a recirculation system.**
- **Construction with Recycled Building Materials**
- **Construction with building material that can be easily recycled reducing the buildings Carbon Footprint**
- **Green Roof on any flat roof surfaces not being used for mechanical and/or recreational exterior spaces.**
- **Since Roof Detention will most likely be the main drainage method of Storm Water then a 'BLUE' Roof system will be proposed under all non-green roofed areas.**

- Detailed Parking Plan

[illegible]

- What is the procedure if the FRESH food market closes?

3

37-42 30th Street, Queens

Nearby Supermarkets

There are only four supermarkets within 1/2 mile of the Site, and none that serve the population between Queens Plaza and the Site.

- 1 Key Food Supermarket**
35-52 31st Street (0.25 miles from the Site)
- 2 Trade Fair Supermarket**
22-20 36th Avenue (0.33 miles from the Site)
- 3 Bravo Supermarket**
24-02 34th Avenue (0.5 miles from the Site)
- 4 C-Town Supermarket**
34-12 35th Street (0.5 miles from the Site)



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Following construction and occupancy, if a FRESH food operator closes or goes out of business – the building owner is required to re-occupy the space with another such operator, consistent with the FRESH approval granted by the City Planning Commission (CPC) for the annual compliance report. If an operator is unable to be located or the store needs to be modified outside the guidelines of the FRESH program, a waiver must be sought from the CPC that demonstrates a strict series of findings (see ZR 63-50) - or the building will result in zoning non-compliances and potential violations from the DOB.

It should be noted this situation is undesirable for a building owner, so a FRESH proposal is only sought when there is a reasonable assurance a FRESH use will be successful in a particular location, accounting for the strict rules of the program.

- **Map of Grocery Stores**

As requested, a map of nearby grocery stores has been prepared and annexed to this letter. As illustrated on the map, only 4 grocery stores exist in a half-mile radius, none of which are subject to FRESH requirements for the provision of fresh foods. The closest grocery store is located three blocks northeast, which consists of a Key Foods Supermarket at 31st Street and 36th Avenue and there is no grocery store serving the population between Queens Plaza and the Proposed Development, a densely populated area. In total, the stores include:

1. **Key Foods Supermarket located at 31st Street and 36th Avenue**
2. **Trade Fair Supermarket at 36th Avenue and 22nd Street**
3. **C-Town Supermarket at 34th Avenue and 35th Street**
4. **Bravo Supermarket at 34th Avenue and 22nd Street.**

Please let us know if you need any further information prior to your next full board meeting.

Respectfully submitted,



Eric Palatnik, Esq.