

Community Board 1, Queens - Board Meeting Minutes

November 21, 2023

Public Hearing

Marie Torniali, Chairperson - Welcome to the Tuesday, November 21st meeting of Community Board 1, Queens. Welcomed Council Member Tiffany Caban who wanted to address The Board.

Council Member Tiffany Caban

I am riding a super high because I just came from PS 51 and I don't know if you know this, but they do this super beautiful, potluck Thanksgiving, it's like the biggest Thanksgiving table I have ever been at in my life. Our schools are special but anyway good evening. Thanks so much for having me, as was mentioned, my name is Tiffany Caban I'm, officially going to continue, thank you, to be your council member for the next couple of years, at least, and so I'm really grateful to continue to serve so we have gotten a lot done. I'm going to be really brief. I want to I always want to respect your time in the agenda. I know you guys put in a lot of time in the evening for these meetings, so I will I'm, admittedly, going to rush through a little bit of it. But if you have any questions or concerns from my office, please never hesitate to reach out to us we're here to communicate with you. So since your last meeting I have introduced two bills: Int 1221 and I'm-going to go through legislative, then district and office updates and a couple of other announcements, but I introduce two bills. One of them is Int 1221. This is The Flood Zone Mobility Act. It's pretty timely that I'm talking to you about it, because we're going to get a whole lot of rain in the next couple of days. This more so affects some of the communities in East Elmhurst. Some of the areas that have had some really severe flooding, but this is a bill that would create a voluntary residential buyout program for New Yorkers in flood zone neighborhoods, who want to relocate to Higher Ground, something that we know there will be a growing need for as the climate crisis intensifies and then Int 1235 is The Long Covid-19 Care Act. I chair the committee on women and gender Equity. One of the things that we did a hearing on was Long Covid-19, and so this is a bill that would initiate a community needs assessment to identify the needs and gaps in service to New Yorkers, who are living with Long Covid-19 and require DOH, the Department of Health and Mental Hygiene, to recommend solutions to address the findings in that assessment. I think it's a real Gap in our Public Health infrastructure. In this moment, and then just last week, my office probably passed Int 564, and so that was a bill to establish a commission within the Department for the Aging specifically focused on the unique needs of LGBTQIA plus older adults, I'm the co-chair of the LGBTQIA plus caucus. This legislation that just passed it's going to help our city improve the quality of life for queer, older adults, so that they can age with dignity, comfort and joy and the principles and the things that we're working on. There obviously are things that we want to make sure that we are providing our entire aging population with, but there certainly was especially a gap for our queer elders. Some quick District updates in office events and participatory budgeting. We have seen over 165 amazing ideas submitted that all serve our community's. You know safe and safety and health, and so in the next phase of PB, we're going to be collecting nominations for delegates to participate in our Civic Assembly. We changed the name to Civic Assembly that deliberates on what ideas go to the ballot, and this is an important announcement for y' all because you are leaders in the community, you have a ton of different relationships, so please nominate folks to be on the Civic Assembly. I see it as a way to expand. This is the best small democracy act we can take. You don't have to be a citizen. The age range is just really immense. It's really great I see some folks who have worked with us on PB before here. So please, nominate some folks. The delegates are going to be selected through a lottery that is stratified by demographic information, so age, race, gender, so that it ensures random and representative participation. It's going to occur in two to three sessions in January and February. Those nominations are going to be accepted until December 1st, so contact our office. We'll give you a form to fill out if you want to nominate somebody. Now, just a reminder: you can reach out to us to schedule an appointment for our next service date. with CUNY citizenship, that connects New Yorkers with an immigration attorney, offering consultation. Things like that: Astoria Houses satellite office hours, monthly office hours, Monday, November 27th and what's great about those, is that it's every level of government we're there, the Congress Members Office is there the our Senate and assembly offices are there. Finally, local law, 97 in your District, join us for a local law 97 in your District event on Thursday January 11th from 6:00 to 7:30 pm. This is a public virtual webinar to help local co-ops, condos and homeowners learn about how they can come into compliance. I have been doing visits with, Queensview North Co-ops I'm, happy to say that they have been exceptional in really chasing down being as environmentally friendly as possible, so they meet all of the requirements that Local Law 97 aims to have you meet through 2035. What we're trying to do now is make sure in the interim time that we are looking at different solutions to make sure that our co-ops and condos stay in compliance, that those working-class homeowners aren't bearing the brunt of the cost of Local Law 97. That's certainly not the intent of the law, so we're going to continue to work with folks on that. Encourage people to attend that. Sign up for our mailing list. We didn't have it for a little while, because we had a blackout period during the election. We just started it up again. This Sunday, which that's like my Sunday ritual, coffee I read the weekly email, I don't see it until y' all see it. So it's one of my favorite rituals, but if you're not signed up for our newsletter, please do that and just thank you for all of your civic leadership, I really appreciate all.

Marie Torniali Chairperson Thank you. Council Member. Can you give us the date of that webinar regarding that event?

Council Member Tiffany Caban January 11th from 6:00 to 7:30p.m., and then, if you just email our office and we'll make sure that you get the link to that.

Marie Torniali Chairperson We have had a lot of concerned seniors and young families reaching out, fearful of losing their home.

Council Member Tiffany Caban There was a lot of misinformation in terms of who was in compliance who wasn't when the fines were coming. The other thing that I have shared with the co-op board is that the city has already made it very clear that they are going to be delaying fines for quite a while, but in addition to that for co-ops and condos, if you can show that you are making a good faith effort to come into compliance, those fines are going to be minimized exponentially. To give you Queensview as an example, the correspondence that we have had is just we are the perfect case for saying this is what a good faith effort looks like. I think our community in particular, is in a really good place, and my commitment is to go into those meetings when we're doing rule making when the time comes to really fight on behalf of our residents and say we have already gone above and beyond we're going to stick to it, but it's not going to be at the expense of again, the working class homeowners that are just trying to build a little bit of generational wealth or, age in place and maintain a dignified retirement. Those are definitely our commitments.

Q&A with the Board

Evie Hantzopoulos Is there potential for some of these cuts not to happen? I know they have to be voted on by the City Council. Help us understand the process for that.

Council Member Tiffany Caban I'm, trying to figure out how to communicate this without just yelling and cursing is why I'm taking a beat, because it's really frustrating I mean we fought so hard and I was one of only a handful of members who voted no on the budget. That included a lot of these Cuts and for folks who did yes and for other there was this like celebration around? Well, we saved our communities from the cuts to the libraries for whatever those cuts are coming anyway, and so you know I feel like we were engaged in this negotiation process where the mayor always had the intention of pulling the rug out from and wins were not going to be wins. He has made it very clear that his agenda is one that is driven by driven in like austerity, Theory and tightening of the belt, which is just like a fundamental, fundamentally different approach. You know, I think that this is a new deal moment and we should be making really key investments in certain areas. That overwhelmingly then, in the short, mid and long term, will make us all safer and healthier for years and years to come last year. So what's coming up, is the November mod, the November budget modification last year? The decision that our leadership made was to not vote on it, because, basically, if we had voted, no, it would have just pushed through something as bad anyway. So I am not quite sure we're still waiting to have a briefing with the financial team at City, Council and the speaker to figure out what the strategy is for the November modification. This is worse than we dealt with last year, so I honestly, don't know what's to come, but what I want to what I want to communicate to y' all is it's going to be very difficult? One of the things that I shared with you that I will share with everyone is, for example, we're getting warnings from the Department of Sanitation that not only you know we're always trying to get extra baskets, which for folks who don't know it's like 1,500 bucks, to get a new basket because you got to buy the basket and then you have to buy the service for the basket. Did you know that you have to basically buy a-la-cart service to get sanitation? We're getting warnings from them that they're going to start picking up some of our trash cans in our neighborhood, because they will no longer have the budget to service them right, and so one of the most common calls that we get in my office is we want more trash cans, and you know the city budget is hundred billion, I get 5 million. 1 million goes towards participatory budgeting, which this year we voted. Our community voted for supplemental sanitation, but the bulk of that\$, 5 million, gets split between schools, Parks libraries and sanitation, and so to be able to pick up. The slack from what's being cut is a hard decision when that means you're giving less to a school when you're. These are really difficult decisions to be made, and so it's a time where I think one collectively. We need to be organized and standing together against a lot of the mayor's policies and approaches and making that node and then just doing the best that we can to take care of each other in these moments and be stewards of our neighborhood and I say that saying that it is not everybody's job to do the work that government is supposed to do in our community and with that said, I love our community and I want to pitch in and do my part in having it feel like a safe, healthy, just culturally Rich place to be living, and so one of you know we were brainstorming it today in our full staff meeting on you. What are we going to do? It's going to be tiny DSE in the problem, but one thing that we are thinking about doing is our office staffing. You know a monthly Community meet up at different places and saying hey join us for these. You can, or you can't you know you don't have to, but we're going to be out doing this and we deserve more and we deserve better, but we're going to at least try to do our part, while obviously I will take on the responsibility of continuing to go to City Hall every day in organizing with my colleagues against some of the most devastating of the cuts. But if it sounds Grim, I just I'm going to be really honest with folks, and it remains a really volatile time too, because obviously our mayor is under federal investigation, and it is affecting communication flow and a lot of different things at the moment. There's a lot up in the air. That was a very long answer and I feel like it did not answer much. But that's where we're at well. Thank you for putting the bad news in that framework and we know you'll be fighting. So thank you for that I one more yeah and then okay. If anybody else has another question, I'm happy before I have to run I'm sure they will reach out. Yes, please don't have it reach out and visit us in person really proud of how homey and welcoming our office is so stop by it and yes, they are indeed yeah stop by and visit us cool all right. Thank you.

Con Edison Daniel Jeong
(Presentation Attached)

Q&A with the Board

Kathleen Warnock A lot of us live in buildings where the heat goes on, and we may have pretend thermostats in our apartment, but they don't really control anything. (That is a landlord issue.) What can we do if we feel like the apartment's temperature is too high?

Daniel Jeong If you feel the apartment's too hot and you don't control anything at that point, you would need to speak to management and if it becomes unbearable, then the DOB can help with a complaint.

Brian Hunt I don't know if this is the first presentation that you have all heard on Energy Efficiency but we're going to hear many more because of legislation, he's right about what he has said. Unfortunately, as the introduction to energy poverty is, you know eventually we're going to learn to what we need to wear in our own homes, because we are not going to be able to supply the grid with sufficient heating and air conditioning, and it it's a reality. I don't know what other options there are, is legislation at this point? 2040 is a deadline. I think 2030 is a deadline and I think even 2024. (Article 97 just passed.) These are deadlines that have been written into law already. We are still going to do gas, so we're dealing with this green hydrogen as an option. It's something that we have to consider going forward.

Daniel Jeong It's something we should keep in mind when it comes to going forward with clean energy ideas. On top of that, certain things, like geothermal, for, a homeowner right now, might not be realistic because you need to redo your infrastructure and your base, but Mini Splits work wonders. I've heard a lot of people using gas heating and they have two stories on a one on a single-family unit. Those mini splits help tremendously, because it doesn't make sense that the basement living room and the bedroom upstairs are all the same temperature. Definitely look into different things and a lot of people rent here, you could speak to your landlord. You could speak to your landlord, tell them they need to replace your hot water, heater and boiler and heater, if it's old, they need to do it anyway. Why not take advantage when companies like Con Edison are saying they will split the bill with you? There are so many programs out there.

Gerry Caliendo In a couple of years, natural gas is going to be outlawed with new construction or even conversions. Everything will be electric. Will the grid be able to handle it?

Daniel Jeong Yes, we're getting ready for that, not only that we are planning by 2050 to put in a million EV stations Chargers. So, yes, our grid will be ready for that, and you can't get rid of natural gas completely for some customers. It's cheaper to just eat the fine every year, like then redo everything to Electric.

Richard Khuzami In the past when I've gone to like NYSERDA or different organizations, to try and get weatherization done, they designated specific contractors that I had to deal with. What I found invariably is that the numbers I got from those contractors, even with the discounts provided by the government, ended up still being more expensive than I can get on the free market. Do your programs have the same restrictions as the contractors and if they do, is there a way that you can allow the customer like us to choose their own contractor?

Daniel Jeong I can't speak on NYSERDA but for Con Edison, for instance, the weatherization we do have a list of contractors on our website, however, there's also a way to apply your contractor there. I'm, not saying it will be approved, but at least we give that option of finding your own contractor.

Antonella Di Saverio I understand, in the third quarter, Con Edison made \$526 million profit. If you multiply that by four you're talking about a couple billion right, this whole thing would probably be a lot more palatable if Con Edison eased up on making those profits and giving that back to the people who are paying for the energy and fossil fuels are used in a lot of the green energy initiatives. It should be a gradual thing so that people don't choose not having heat over, not being able to pay for it.

Daniel Jeong Let me first start with, if we were getting that much profit per quarter, how come everybody doesn't buy our stock? Just a general question, it would be the best stock to buy. No, Con Edison is known as a "steady Eddie". We're limited on how much money we're allowed to make in a year. A lot must go into infrastructure. So, even though those profits are there, it's not going all to the greedy company, as well as all of the people who own our stock. Second, we were given timelines. 2040 is the timeline in order to make that timeline with the regulators, as well as the city and state, we do need to start now. We're trying to go little by little, at this point we need to start really working on this and that's why we worked with our regulators to get that recent increase.

NYC Parks Department Capital Design Team, Reconstruction St. Michael's Playground Christina Twomey
(Presentation Attached)

Q&A with the Board

Kathleen Warnock Chairperson Yes, we actually did see this excellent presentation. Last week we were doing it on a zoom meeting, so, of course, we couldn't do an actual vote to approve, but the feedback from within the committee was very positive and we asked some questions about what's happening and how long and we got some good answers. So, if you want to follow up with any of these questions, I just want to say we walked away from the initial presentation feeling like we got a lot of good information.

Daniel Aliberti You mentioned that people using the planting area as a dog run, have you thought about putting in a dog run? Did come up during our committee meeting as well?

Christina Twomey We don't, unfortunately, don't have the space here. The planting areas as they exist now are all full of what we call critical root stones for the existing mature trees. Those critical root zones do not allow to build within them, because doing so would inhibit and would be detrimental to their long-term health. So, unfortunately, using the existing planting areas that we have now as dog runs is not a feasible path and we don't have additional space within the site for a dog run.

Brian Hunt Our community is in a coastal area. We do deal with coastal flooding. I know the Army Corps of Engineers, which is, money coming from the federal government and the state as well, are looking to build protections against all of that and they're using our Parks, as some of those surges and they've had all kinds of different ideas. Are they approaching us at all or any of the communities with funding they have for their project. Now is supposed to be it's like \$52.6 million that they're looking to put in towards this whole seawall project, but they're, also starting to utilize, the inland flooding areas and I just didn't know if that was something that we were able to utilize as part of, the park redevelopments right, like an extra pot to potentially draw from.

James Mituzas, Director of Landscape Architecture-Queens we deal with DEP and they try to take the storm water runoff from the streets and bring it into the parks in this area. They didn't deem to do this, but we want to take all of 100% of our runoff that is achieved on this site, and we want to contain it, so it doesn't go out into the sewer and then out into the Bays. Basically, the strategy here is, we're going to spend a lot of money on the ground and it's to capture all that storm water. One of the other reasons besides the tree root zones that we're trying to protect; we showed in the permeability slide. We want to increase as much green space as possible to capture the water, so they have rain gardens. Building a dog run underneath the trees might sound like a good thing, but paving the area isn't. It's a balance and unfortunately, we did all we could do on this site in terms of program.

Gerry Caliendo There is a path on the west side of the park that goes from north to south. Are you suggesting that that's going to be eliminated?

Christina Twomey No there's still going to be the path that goes all the way from 30th all the way through. This is going to remain, and access through here is going to remain as well. What we've done is changed the location of the portal through the fence, so that, if you were on a bike-and you came through you wouldn't just be able to shoot through without stopping you'd have to slow down, take a turn, get go through a portal, a little bit further down and then take another. We've created obstacles, so you don't just have a straight path.

Gerry Caliendo The reason why I'm bringing that up to the north, isn't it is a major industrial area and I happen to know that a lot of workers in that industrial area come from the southern portion of Woodside and that's how they get to the industrial area by walking through the park, because there's no other way to get from south to north so, if you cut it off, people have to go three blocks to the East and go all the way around.

Christina Twomey No, we have not cut it off. We've just tried to make it a little less easy for someone on their bike, or on an e-bike scooter, barrel through. Right now they have an unobstructed runway.

Tenzin Dechen My question is environment and health. You talked about the vegetation and the trees, is there any data around air quality and is there a way we can improve the air circulation and anything we can do to reduce the impact of the pollution?

Christina Twomey The work that we're able to do in that area is preserving the trees that are there, ensuring their long-term health and existence on site. We do that by increasing the amount of impervious surface around them, so those roots have more room to

thrive and be healthy and then also in all of our capital projects we have arborists come in and they do what's called pruning and cleaning which again helps the more major branches, it overall helps the tree thrive, long term and that's in terms of air quality. It is the best thing that we can do because those plants through their process of transpiration taken and help mitigate small particular air pollution, but they also act as a wind canopy and are capturing a lot of that air dust and stuff in their tree canopies themselves. So that's the most we're able to do.

Dominic Stiller On the hot topic of your water management. You said you were going to manage all your runoff water on site and I'm curious. Are you having it in these retention tanks, are you permanently putting it into your ground or you just detaining it and then slowly letting it trickle into the sewer system?

Christina Twomey So those are both practices that we frequently use retention and detention and really what we do is subsurface analysis. We do geotechnical borings to tell us what kind of soil we're dealing with and if it can handle it and if it can be used for retention and basically permeating that water back into the ground table, and if not, then, yes, we use one of the systems that basically helps to slow the rate at which the storm water is re-entering the storm system, the storm sewer. I don't know at this site which one we're going to do yet we're still working with our engineers to get that subsurface investigation completed, and they will advise us on what they think is the best course of action. We then have to go to DEP and they also have to review our proposal. A site like this, where we don't have a ton of space to use for rain gardens, because so much of our existing surface is taken up with root zones, it's very likely that we will end up doing a subsurface detention or detention system.

Richard Khuzami Waste Management, I think this came up during the committee meeting, but have you considered establishing a program where people bring their waste out and establish dumpsters or some garbage corral at the edges of the park where people can deposit the trash and avoiding the overflowing trash cans within the park itself? About dog waste management, will you be putting in stations there with bags and with receptacles? It's going to be off leash because there's no dog run.

Christina Twomey We will have to talk to the borough a little bit more closely because they are the ones who have to stock the dog waste bags. It's usually the borough that takes on installing and then maintaining those bags and those bag stations. They also have to make the decision if they want to put them in place, because sometimes it's felt that encourages dog use. Sometimes it's felt that it just helps to alleviate a problem. That's going to be there anyway. That decision is made on a park by park basis. In terms of the waste, the garbage issue. We are going to have a corralled, this is a new thing that we're doing where we have enclosures for waste and that are that'll, be located I near the entrance, near the perimeter so that we do have an enclosed heavy lid like structure that will contain the waste before it's picked up.

Richard Khuzami Will there still be trash cans within the park?

Christina Twomey Yes. The practice now is you can see in a lot of our parks, they collect trash and then a lot of times the bags sit in front of the park. In order to prevent rats from coming in we're putting in steel corral lids, which are a big improvement aesthetically and health wise. That's what we're doing for now, but we'll still have trash baskets throughout the entire site.

Tom Ryan Three questions, one: where are you in terms of this project? Are we still the first stages of planning? Are we done with that area? Where are we right now?

Christina Twomey We submitted for our first round of review with the Public Design Commission, if we are able to get approval from them, which partially contingent on approval from you, we will get to work on our contract documents as soon as possible. We're also working again with engineers who will help us to design the subsurface stuff and some of our structural elements and then go through our DEP interview process with them. We're still in the early phases.

Tom Ryan Could we suggest making changes, or is that done?

James Mituzas We can take any recommendations that you have right now, we can try to accommodate.

Tom Ryan Are you changing the handball court area at all?

Christina Twomey No, the handball court area will stay the same as it.

Tom Ryan What about the full basketball court, are you going to change that?

Christina Twomey We are. There will still be one full-sized basketball court. We are adding two back stops on either side of it, there's one court with four back stops, which is something that we commonly do at some of our more heavily used parks, because a lot of times games are being played by groups or two or three. This way you can still play a full game, but it allows smaller a number of smaller groups to use the area at once. We did this because there was such a large demand for pickle ball and there really isn't anywhere else in the neighborhood to play pickle ball.

Tom Ryan where do you want to put the pickle ball court?

Christina Twomey The pickle ball court is in the northern portion.

Tom Ryan Why don't we leave the basketball courts, as is because there are a lot of teenagers who like to play basketball handball and they need activity and move the pickable court to the field. We have a huge field there that has room. Not everyone plays pickleball. It is great to have it, but put maybe in the middle somewhere that we used to have baseball courts there and football courts, one big field and I think that's being not useful in terms of using the space efficiently.

Christina Twomey We will I mean we are here to take all feedback, so we will consider that.

Diana Limongi I want to know more about what the visioning session for this was like. Where was it, on Zoom? How many people attended. I'm surprised at the pickle ball and I also agree that teenagers need more and we're always taking away from the teenagers. I just I'd love to get a little bit more background, what that looked like who attended? I didn't hear about it.

Christina Twomey We work with our Public Outreach Group Partnerships for Parks, and they we have Public Community Coordinators who are active in neighborhoods and they put up signs at the parks and they do their best to distribute information to make people aware when these public visioning sessions are happening. We are now doing them digitally because we found that it's much easier for people to attend that way and then also they put up a survey online. That is usually held open for two to three weeks, sometimes a month, and so at any time anyone can come and give their feedback. For example, what they would like to see or not see happen or what is available now, what isn't available that they would like to see. I can't remember the exact numbers now I do remember that 75% of the respondents requested pickle ball, so that was an overwhelming amount. It was online.

Frank Federicks I had one follow-up question about air quality. The park is less than 550 ft from a freeway. Is there any monitoring happening right now? Have you measured the air quality in the park and, if you haven't, will you and if it's not safe, can you make it known because parents just want to make sure this is safe for our community. I know that air quality testing is not part of your standard.

Jim We do testing for leads and toxins in the soil. We don't do any air testing that I'm aware of now. From time to time we'll do air testing during the construction process. I'm not sure, if we're going to do that here yet, but it is a possibility where we could do it.

Kathleen Warnock This was a topic of discussion at the committee meeting, about pickle ball, and one of the things that Many more people are taking it up and as I understand it. There are no public pickle ball courts in Queens. Therefore, when 75 people come out and tend to turn out-and if you looked at that word class, that was the word that stood out along with lighting. That was an important part of the visioning, to see what people really want now, and there are many people out there who want to do it and if we have no facilities for it in Queens, we should give them that.

Pubic Hearing Item

C 230307 ZMQ, N230308ZRO, 23-01Steinway Rezoning Presentation by Richard Lobel, Attorney with Sheldon Lobel, P.C. Other team members Nick Kourmrnetos, Architect, Julio Magarino, Architect, Kevin Williams, Environmental Consultant, Alexia Landesman, Attorney and Nick Efraim, Owner.
(Presentation Attached)

Q&A with the Board

Liz Erion Thank you very much for your presentation. There are two other things that I wanted to follow up with you from the meeting. We had asked the architect to look at the potential shadow issues, the shadow issues that would come up with the potential development site on the I think it's the northwest corner and he said he was going to talk about that.

Kevin Williams We provided a memorandum to the Board, I'll summarize it. The applicant's site casts no shadows, so we are primarily looking at the rear yards and, unfortunately, I don't have a figure. We're looking at the rear yard area basically across the street from the site, Steinway (Street)and 23rd (Avenue), and then there's an interior court that runs along Steinway (Street) and one of the aspects of Astoria Sound Studios. A 55 ft tall building on that block and then on the corner, which Lot 64 and 61, which is directly caddy corner to the applicant's site. There's a 35-foot tall, three-story building and just some general math here, the FAR of all the lots is basically maxed out at 65 ft. Even though you can go 85 ft tall, we analyzed everything at 85 ft and as a rule of thumb when you analyze shadows, you look at the longest possible shadow duration in the western hemisphere, so you multiply the height of the building times 4.2, and that sounds like a lot: 320 ft. The five-story building, that's 55 ft tall, which got extra 12 ft floor-to-floor heights on the Astoria Sound Studio site. That site is already shadowing. You multiply that times, 220 ft approximately, so the buildings that are directly, which would basically be potentially replaced by this projected development type. Two mathematical analysis. We do to analyze the rezoning you're, basically looking at increment and I think when you saw the diagram in December of about additional 80 to 100 ft of shadow, that would run I think on individual Lots about two hours during the December period. You're talking about areas that aren't and then also there would be intervening Shadow from the two-story town homes as well. So when you look at the increment of the Shadow I'm, not trying to minimize the impact of this, because people enjoy their backyards, is it's relatively modest and it's also in a period where people don't use their backyards, particularly as much so you know the board can determine you know how they want to consider that, in light of the you know, in light of the rezoning and in light of the Four Corners that are proposed, and that is that actually corner lot is the only one we're projecting based on the additional FAR, that's likely to redevelop, because the other lots are already more maxed out on bulk. It doesn't make as much sense to redevelop, but that I can follow up any questions.

Liz Erion No. Thank you. Your presentation indicates that there's a minimum impact from the new building and the projected building your point about it being maxed out in the area is well taken. The other thing was the timeline for construction.

Nick Kourmrnetos We have discussed this recently, especially since that question came up a few weeks ago. The development team is kind of a novice at this thing, they're taking it one step at a time and trying to see where they're going to go with this, they wanted to see how the presentation went today to see what the next steps are. I would say, within the next year or so it is feasible for this whole project to start moving forward, maybe 6 to 12 months, but that's what we've been discussing currently.

Brian Hunt Straightforward I'll disclose that I am a labor union member and I'm just curious moving forward. If the math made sense, if the numbers worked, if the bids were competitive would you be against using union labor on the project?

Nick Kourmrnetos I think that Nick (Efraim) is basically saying that if the numbers work and are competitive, they'd be happy to consider that.

Liz Erion I had an issue with transposing numbers when doing this particular project and in the report, I wrote that there were three five bedroom units that were here. That is not possible, I just wanted to clarify.

Christina Lastres What do the impact of rezoning these blocks have on the current buildings in the area?

Kevin Williams As a part of the environmental process, which is very prescriptive, City Environmental Quality review when we analyze not only the applicant sites, but these four corners that are all basically equally sides. We first look at what's there, so the residential uses, the commercial uses and primarily in terms of talking about whether the rezoning might induce development, that's not of the applicant making. All these corners are multiple lots, three or four that are owned by different owners. It would require an acquisition of each one of those individually assembly, and then you have to ask your question if there's two FAR for a ratio there

already and the rezoning is frequently 6 FAR, does it make sense to demolish, to give residents that might live in them commercial uses, pay them to empty their rent or to end their lease. You have some rules for any individual lot that's 2500 square feet, that's under individual ownership. It is very hard to build a tall building in that structure, so you have to assume the lot next to it, and there are a couple of them that are in that position. There is a three-story building, there are two families or three families there. It doesn't really make sense for two individual lots totaling 5,000 square ft to develop a building. The only lot that we saw is the one that was referenced in the shadow study where there's a three-story building, but even that was more of an exercise that City Planning asked us to look at to basically do a more conservative analysis to assess the traffic to assess, shadows on schools. That site has got a lovely building, two stories of residential: it's got a commercial ground floor and then adjacent to it is 3 stories of offices. That's a substantial development. It doesn't make a lot of sense to induce development, maybe 10-15 years down the road when the building becomes more obsolete in terms of aging. There's a building across the street that has already had 2.8 FAR and it's probably got rent-controlled units in it. We only see one of these sites and again it's more of a mathematical exercise to assess the impact which is which are the is the one that's caddy corner to our site and so and then in deference to the essence of your question, what happens to them? Whatever the landlords and the property owners, ultimately desire whether they have the wherewithal to redevelop them. I would just say from a market-based perspective and from a construction cost perspective demolition highly unlikely that they would be induced to develop in the say, 5–6-year range and I would strongly suggest that only one of those, the one that's caddy corner to the site has enough development potential.

Christina Lastres Thank you and then my last question is what differentiates this building from the Rowan building on (31st Street), it's between Ditmars Boulevard and 23rd Avenue. It's the multi-million-dollar Penthouse building that's become a bit unaffordable.

Richard Lobel The Rowan, is a much larger project compared to this one. The differentiation is that we would try to stay contextual to the area. The Rowan pops out a little bit more than a lot of the other projects in the neighborhood. I think we're just trying to keep a little lowkey, we'll fine-tune the architecture a little bit to help make sure it's aesthetically pleasing but on the same token, we're not going that route.

Ethan Lowens Forgive my novice nature here on questions about affordable housing, but I'm still learning so I think you said in your presentation up to six would be permanently affordable. Is that a commitment that there will be six affordable?

Richard Lobel Yes, the affordability is written into the zoning resolution. One of the advantages to these rezonings is that you're not just rezoned to a district, you're, also rezoned with an MIH overlay, so that mandates that here of the 22 units that are being created, 25% or six would be permanently affordable.

Ethan Lowens Okay and 10% of the units in the building would be affordable at 40% Ami, which is considered deep affordability.

Richard Lobel So you really get some nice numbers and that would also be binding. I understand what the previous comment about, whether there is or isn't likelihood of there being any buildings built in this four-corner area, but if there were another one built similar to this building in one of those four corners, that affordability would also be binding on those that's correct, because the affordability binds the entirety of the zoning area.

Dominic Stiller The other owners of the properties that you're proposing to rezone, but you're upzoning their lot. I would assume their taxes are going to go up in the short or medium term. Is that what happens there with the taxes when people get the property,

Richard Lobel I am not a tax attorney just by Disclosure I'm, a zoning attorney. My understanding is that they wouldn't benefit from any or they wouldn't be a detriment to them, because they would have to effectuate the square footage in order to do that. For example, a lot of the properties on these four corners currently could be built out to two or three times what they could build, but they're basically assessed based upon the square footage of the sites. Similarly, here, if a property took advantage of it and have those improvements, they would be taxed on that assessment on that evaluation. Having said that, my understanding is that they would not be taxed merely because of the change in zoning.

Amin Mehedi Are you considering the electric building like yesterday? We had a whole tower opening in the city, so are you considering or thinking about that?

Richard Lobel The whole building is going to be the electric one as matter of law. We've heard in the past presentation about the requirements from two years from now, but basically the intention here is that the building would be a fully electric building.

Pubic Hearing Item

C 230126ZMQ, N230127ZRQ, 30-11 12TH Street Rezoning Presentation by Richard Lobel, Attorney with Sheldon Lobel, P.C. Other team members Michael Bivas, Project Architect and Noah Bernstein, Environmental.
(Presentation Attached)

Q&A with the Board

Liz Erion One question is related to the income and income tiers and rents that you're proposed to be using, and also what is the maximum percentage of the AMI that you're going to have for the MIH units?

Richard Lobel (referred to slide from presentation) The bottom line is for income levels that would result in at 60% and so everyone is fully familiar with how this works. If you pick option one or 60% AMI, then the applicant provides 25% of the units in the building at an average of 60% AMI. At option 2 or 80% AMI. The units average for 80% AMI and there would be 30% of the units. It is a trade off in terms of the number of units versus the affordability. The other thing to note is that what we try to do, if possible, is to map one and two, because then we have flexibility on a going forward basis. We don't just seek a rezoning. We want to be able to build the building. Mapping Option1 and 2 the applicant can try to bring the affordability levels where they can, but at the end of the day, if they needed to go to option 2, they would be able to do that here. Just to look at the rents, I would just go to the 2023 AMI chart at an average 60% AMI you'd be looking at Studios at \$1200 plus or minus one bedrooms at \$1500, two bedrooms at \$1900 and three bedrooms at \$2200 and at 80%, AMI studios at \$1700, plus or minus one bedroom is at \$2100 two bedrooms at \$2500 and three bedrooms with \$2900. These are averages. There are going to be income ranges which would range as low as 40%, allowing for some units potentially to be closer to \$900 in monthly rent to \$1200 or \$1400 monthly rent. So again, it's a not a subsidized project; they don't get any subsidy from the city.

Liz Erion This is the idea with MIH, as with all MIH products. Projects is that the market rate units are able to subsidize and allow for the affordability provided by MIH I think one of the issues we brought up was that the AMI in this particular area is significantly lower than the rest of the district and the numbers that are used.

Richard Lobel So we wanted to have the Option 1 to be the predominant influence on what's going to be put into the building other, we I thought we were going to get rents in well

Liz Erion You're using just the regular HPD chart, there correct.

Richard Lobel We don't set AMIs in the building and it doesn't get set, until it ends up at the Council.

Liz Erion What you doing by skewing up to the middle and upper areas is eliminating the ability of people in the immediate area to be able to improve their housing situation, because they're not eligible with respect to the income.

Richaard Lobel I know that and I and to the extent that the community board makes its selection. We here are understanding that there's other lots included. We did want to keep the flexibility, but, of course we respect the community board's opinion and you guys will vote how you vote.

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Gerry Caliendo Will this project be stalled until a new 421a comes out?

Michael Bivas The ownership's pursuing the current 421a application, so they're planning to get this project entitled next year, start construction and hopefully the end of the year early 2025.

Gerry Caliendo To clarify, you already have a foundation in the ground and you are already vested, correct?

Brian Hunt That being essentially a flood zone, are there any federal or state dollars going towards the project that would accommodate for any of the coastal surge flooding or anything like what we were talking about?

Michael Bivas No, there isn't anything and with the lack of the 421A there's nothing that would make any of this prevailing wage.

Vanessa Jones-Hall When you were talking about the income level and the rent level, and you said that Option 1 is not really in there when it's talking about the different variations, so you give other options for those like it was stated earlier to improve the dwelling that they were to live in. Are you going to consider placing that option to lower the rent for those to be more affordable.

Richard Lobel I want to be clear. The goal here would be to use Option 1 and that's why it's being mapped with Option 2. We don't seek to exclude it from the mapping application, but we did want to keep Option 2 in the mix in the event that, as the project moves along, given the challenges now in financing and in construction, if it was a choice between not being able to build a building or using Option 2 that we would at least have that tool and toolbox to move forward. Michael and his partners have expressed a desire to abide by that and to try to use Option 1 to the extent possible. We wanted the flexibility in case they couldn't.

Vanesa Jones-Hall What would be the percentage that you will use for that of the amount of Apartments you have?

Richard Lobel The percentages would be 25% Option 1 or 30% Option 2.

Adam Fisher-Cox Is there an option whether or not you used it to seek an exception from the minimum parking requirements here or to change those in any way?

Michael Bivas No, I think there's a demand for parking in this community. If we are adding 80 additional units, I think providing accessory off street parking is critical to this project, so we're seeking no waiver to reduce that number okay.

Adam Fisher-Cox That is an option you could have taken but chose not to because the demand is there?

Michaell Bivas Yes, exactly.

Kathleen Warnockt There's going to be housing where there wasn't housing before, that leads me to transit questions. You've got only the two bus lines on Vernon Boulevard and 21st Street. You are walking distance to the Astoria ferry, but it's about 50 minute uphill walk to the 30th Avenue subway station. What are the considerations that you are thinking about or hoping that it will affect because you're going to have a couple hundred riders per day added to the current transit system?

Noah Bernstein An environmental assessment statement was performed as part of the application and a transportation study was conducted based on the increment of trips that would be generated by the rezoning. It would actually fall below a the Seeker City Environmental Quality review threshold that would require detailed analysis, meaning no potential for adverse impact on the system in terms of ridership.

Richard Khuzami I want to make a comment just so everybody understands this affordable housing. This is the only way that you create stabilized housing in today's environment. It's not just about the rent, understand that all these apartments will be stabilized in perpetuity. The other thing is that in that area a shuttle is very important. Would you consider either yourself or in conjunction with other developers down there, to try and put in some a shuttle system? A lot of the major developers already have their developments down there, but it is about a one mile walk to the train.

Noah Bernstein It is certainly a great marketing tool and that's definitely something the ownership group and developer will consider as part of the marketing strategy.

Antonella Di Saverio Can you go over the environmental impact study and what the footprint was that you looked at and I'm interested in schools, I'm interested in the sewer system and the footprint that you looked at. I have to say on Saturday I went down, 21st Street. Vernon Boulevard was blocked with traffic, so that area the development is going so fast that the infrastructure is not really keeping up with it, and that is a really big concern, we're just stagnant, so go ahead and address that if you can.

Noah Bernstein As part of a CEQR, looks at 19 different subject areas based on the size of the development and the increment of development. Certain technical areas were able to be screened out because they were below the thresholds. Nine areas in this instance were looked at in further detail so that those included land use, zoning and public policy, open space, shadows, historic and cultural resources, urban design and visual resources, hazardous materials, transportation, air quality and noise. Schools and the increment of seats that would be generated by the rezoning, which includes the proposed project plus four other projected sites would be below the threshold that would require further analysis, meaning that it doesn't reach the threshold of a potential for significant impact on schools, same thing for sewer.

Antonella Di Saverio Are you only looking because you're not looking at all of the development? That's going on correct in that area, you're only looking at a limited footprint when you're doing your analysis is that correct?

Noah Bernstein It looks at the project area where the rezoning would occur, plus anywhere that a technical study is triggered. A study area could be, depending on the focus area, either could be 400 ft 1/4 mile or half a mile radius around the project area, depending on which technical area you're looking at. In addition, the effects of the rezoning is based on a full buildout, which is a lookout of about 10 years. It's a 2036 analysis year. For any areas where there is a detailed analysis triggered any background development projects that would fall within that study area that would be built by that analysis year also have to be considered within the analysis. To that extent it includes the neighborhood development.

Frank Federicks Are you using a cap rate, cash on cash return calculation of your expected returns? And if so, what do you anticipate the returns to be?

Michael Bivas I don't have the financial model in front of me, I can't even answer that off the top of my head.

Business Session

Adoption of the October 17, 2023 Minutes

Motioned by Amin Mahedi; Seconded by Vanessa Jones-Hall No one opposed.

Chair's Report (combined with Executive Committee Report)

Marie Torniali Chairperson I'm going to skip to the Executive Committee meeting on cannabis that you should have in front of you, which you also received by email. However, the following are removed from this list: Domenica62 Retail License, Jackpot 420 LLC, Heavy Hitters Cana, AJA Cannabis 1010 LLC and High Class Convenience Corporation. The reason they're removed from this list is whether by error or they did not supply their paperwork or they did not appear at the hearing, so we will not put them with the others which the others the committee had no objection to.

Q&A with the Board

Richard Khuzami What does that mean that we're not considering them because I know I recognize some of these names in my neighborhood? Does that mean they're still doing business, so I'm just confused.

Marie Torniali Chairperson A lot of them are not in business, yet none of them actually there might be one who's operating. Yes, it's a candy store right now, but these are not licensed. They do not have an establishment they're going through the process.

Diana Limongi I am just going to speak about the one I recognize that you asked us to cross out and I'm saying they're in business, because I see them open. My question is: if they're open and in business and selling cannabis, and they don't have a license.

Marie Torniali Chairperson There are many right now, there are more unlicensed than licensed in Astoria. We only have one that is already open and licensed on Ditmars (Boulevard). We are getting some licenses in the process.

Diana Limongi I'm following up on that, like some of these unlicensed ones that were operating unlicensed and are now I trying to go legit here.

Adam Fisher-Cox Does that mean that they'll have very bright lights, big Windows, all these things that aren't permitted. Does that mean that, if they're on this list, they will be then complying in some way?

Marie Torniali Chairperson We're not just legitimizing them they're not necessarily all operators. Already some on this list are open, and at least yes, they should tone it down. If they become licensed, they have to comply.

Tom Ryan At this moment how many people are running in this pool of Cannabis legal shops?

Marie Torniali Chairperson Right now, we've have maybe 25 by now but they're still in the process.

Tom Ryan We have 25 just, 25 and we have six commercial strips and we have separation of 1000 ft. We seem to be oversaturated and we really have no saying this matter. I think we really should address going through the process.

Marie Torniali Chairperson They are not all guaranteed a license. I understand what you're saying we are both concerned. We really have no control of this. It seems to be all New York State Office of Cannabis Management.

Tom Ryan I think we need to take a position about this because I don't think we need this many Cannabis shops.

Marie Torniali Chairperson Some of them won't be licensed, but I agree so we should have a committee meeting and discuss. I'll propose a plan and, at the same time discuss the unlicensed (shops). Anybody else have a question: okay, there's a motion on the floor.

Motioned by Richard Khuzami ; Seconded by Tom Ryan No one opposed.

Marie Torniali Chairperson Thank you so much and the minimal part of my chair report will have a Happy Thanksgiving good evening.

District Manager Report Florence Koulouris

Good evening. We have worked very diligently to line up all the updates for the committee's review. Additionally, we have met with The Department of Transportation to learn about future changes during the renovation of Ravenswood's Rainey Park. Parks Department met with the Parks Committee. Also, we have been working hand in hand with the Department of City Planning to stay updated on future developments. Our Board has been very busy this month with applications for NYS liquor and cannabis. Our District has seen a reduction in unlicensed cannabis shops on Ditmars Boulevard thanks to the Grand Opening of a New York State Licensed establishment there. We hope to see the State close additional unlicensed shops now that the State Licensed Establishment is open in our Boundaries. We understand the first rounds of applications for NYS Cannabis licenses will close on 5:00pm December 18, 2023 and will re-open in 2024 the date is to be determined. We are seeking further information on how the application rounds will work in the future. As the seasons are changing, I have several updates for members. The New York City Department of Sanitation has completed the annual refresher training for their Staff. Snowplow staff dynamics takes effect November 27th for staffing change setup this may affect hours. Also, The Temporary Snow Labor hire registration has begun and individuals may apply on the Department of Sanitation website. Our office has also learned there have been mentions of DSNY Composting Services being cut due to NYC budget cuts that are occurring throughout agencies citywide. This is a misnomer, and the rumors are inaccurate. After speaking directly with DSNY there will be no local cuts in Composting Services at this time. Finally, additional Recreational Vehicles (RVs) have been approached by the Task Force to assist them to find shelter and some have left. Abandoned RVs were ticketed and the work to return the Industrial Business Zone back to its commercial use continues. With the removal of the vehicles this allows the businesses to clean eighteen (18) inches out into the street as necessary. Any reports that have come into our office related to dumping have been provided to the Sanitation Enforcement team. Things are progressing towards a positive direction for our business owners and the community. Our office is grateful to the partnership of all the NYC agencies and their employees who have assisted in this task. I would like to wish you all a Happy Holiday Season.

Committee Reports

Land Use and Zoning Committee Liz Erion The first item, which is the rezoning at 23-01 Steinway Street.

The committee put out a comprehensive amount of information about the review of this project and they had no objections to the development. The issues that were brought up were somewhat ironed out and we would require a motion from the floor on this project for vote motion to approve.

23-01 Steinway Rezoning

Motioned by Amin Mahedi; Seconded by Tom Ryan

Roll Call by Amy Hau

Marie Torniali, Chairperson - 28 in favor; 2 Against. The motion carries.

Liz Erion I just wanted to note for board members who are interested in EAS issues. You can see the EAS submission and the issues that come up on the City Planning website in the zap portal and, if you're that interested in it, that's where you should go. With respect to item number 2, 30-11 12TH Street Rezoning. The application was reviewed extensively by the committee and the committee had a consensus that the R6A and Commercial overlay C23 was very appropriate for the area it basically encompass represented what is going on in that neighborhood now and the kind of development. With that in mind, we would proceed to a vote and from the floor. Is there a motion from the floor?

30-11 12th Street Rezoning

Motioned by Richard Khuzami ; Seconded by Tom Ryan

Roll Call by Amy Hau

Marie Torniali, Chairperson - 24 in favor; 7 Against. The motion carries.

Community Affairs Committee Dino Panagoulis Everyone, if you can turn your packets to the liquor license printout, there are 21 businesses that are due and coming up for a vote. Florence and team and I looked at everything. There are no concerns that crop up at us, and so with that I'd like to make a motion to approve all 21 that are on the Excel spreadsheet. who made the motion Dean and Jerry.

Motioned by Dino Panagoulis ; Seconded by Gerry Caliendo no opposition, the motion carries.

Parks/Recreation/Cultural Kathleen Warnock We had a presentation by 1% for Parks, 1% for Parks is a nonprofit or advocacy organization which advocates for 1% of the city budget being allocated to support the parks. Currently in New York City, it's about 0.5% of the budget and, as we have heard earlier this evening, there's some serious stuff coming down in terms of budget cuts. What they are asking Community Boards throughout the city to do is to support their mission, which is to continue to advocate for increasing the expenditure on Parks to 1%. They gave us a good presentation which I'm sure Florence can forward to you if need be. As a city, we are not very close to the top of the percentage of City budget, that's being spent on Parks, as well as seeing a significant increase in the usage of parks, especially over the last three years. If the community board would like to, we can vote on Florence drafting and email in support of the mission of 1% for Parks. So first up, we should have a vote on whether to endorse the present St Michael's playground for the \$ 7.2 million renovation.

Motion St Michael's Park

Motioned by Richard Khuzami ; Seconded by Amy Hau (one opposition, motion carries)

Write letter of support mission of 1% for Parks.

Motioned by Brian Martinez ; Seconded by Diana Limongi (no opposition, the motion carries)

Environmental/Sanitation Committee Antonella Di Saverio I want to remind everyone that on December 12th we will have the Fluoride Action Network and at our committee meeting to discuss the most recent study from the National Toxicology Program, which is a governmental agency discussing the report, which shows that fluoride is a neurotoxin and it's something that's disturbing, because we all grew up believing that fluoride was good for you. If you have small children, if you have pets, it's really important that you know about this even for yourselves. So please try to join if you can thank you and Happy Thanksgiving.

Transportation Dominic Stiller Announcement about an email I got from Florence today thank you, I don't know if it went to the whole board or not, but it's about next regard. It would be great to get a big turnout for that. It is only 1 hour from 5:00 p.m. to 6: p.m.

in the Ridgewood area, but it's Commissioner Rodriguez hosting a Community Transportation Round Table, focusing on our community boards and Community Boards 1 to five. (976 Seneca Avenue, Ridgewood, Queens)

Elected Officials

Clare Collins Office of the Borough President Richard Donovan My name is Claire I'm, a Community Board Liaison. Our office is hosting a tree lighting ceremony at Queensboro Hall on Thursday December 7th at 6: p.m. we will have hot chocolate, treats a toy giveaway performances and Santa himself will be there. Secondly, Florence already touched on this earlier, but the community board application season is right around the corner and the applications will be live on our website at the beginning of the year, our director of community boards has reached out to each board to receive their attendance records from January through October. If your attendance has been poor, you will receive an email from our director with a chance to explain your absences ahead of your reappointments. More information regards to our application will be communicated to the boards in the coming months. If you have any questions regarding the attendance or applications, please feel free to reach out to our director. Kahleel Bragg, kbragg@queensbp.org or 718-286 2974. Thank you.

Brian Romero Office of Assembly Member Jessica Gonzalez-Rojas Brian Romero Chief of Staff Legislative Director. Our office has been working a lot on SNAP issues, particularly on the replacement of SNAP benefits that have been skimmed or stolen. If CB members and/or groups are aware of skimming that is happening, please submit a claim. You can call the office at 718 457-0384 for more information. We've held a couple of events in partnership with HRA. We will be organizing another one. A fourth Clinic, but please do report that to our office, we're aware of it. We will be holding a virtual Financial Empowerment workshop on Tuesday December 12th from 5:00 to 6:00 p.m. You can call our office as well to get the information for that. We will be holding an immigration Clinic for individuals who want to apply for immigration status to be changed on Thursday December 14th from 11:00 to 5:00 p.m. We continue to hold drop offs in our office. If you have Electronics, we have a list on our social media links. Please bring it on by it's a good time to clean up the home. On the legislative front, recently, the Governor signed a legislation that we worked on this year to allow for gun violence prevention programs to be billed by Medicaid, making it a much more sustainable funding source. Obviously, gun violence is a public health issue. The assembly member was very proud for that bill to get signed into law and to continue to advance efforts related to Public Safety in our communities.

Kazi Maryam Office of Assembly Member Steven Raga Hello, My name is Kazi Maryam, Community Liaison. Over the weekend, our office gave out 100 turkeys in partnership with Representative Ming and the District Council of Carpenters. As for upcoming drives, our office is setting up a toy drive, socks drives and nonperishable food drives for the month of December. We hope to announce final date shortly as for mobile hours, we have upcoming mobile office hours on Wednesday December 6th at the Woodside library, from 2:00 to 4:00 p.m. we host them monthly at the Woodside library. On the second Wednesday of every month, we also have upcoming mobile office hours, the following Tuesday, which is December 19th at Queens Public Library, East Elmhurst, Queens, Public Library from 2:30 to 4:30 p.m. we host them monthly at Elmhurst library, on the third Tuesday of every month. To stay up to date with our upcoming events, we hope you can join our contact list by signing up online or calling our district office 718 651-3185. Thank you for your time.

Public Session

Mr. Bass Spoke about issues he is encountering with Acropolis, Javier Figueroa from Melinda Katz, DA office will bring information to DA's attention.

Elected Official (revisited)

Javier Figaro Office of District Attorney Melinda Katz An announcement about the Cannabis shops that we were talking about earlier. I want to let everybody know I work for Community Partnerships in the District Attorney's office. Our job is to literally come to the community board meetings, the precinct Council meetings I attend eight of these throughout Queens County to literally take these concerns and bring them back to the office in terms of the Cannabis shops. A daycare owner called me I'm sure some of you are aware of this one, multiple times and I reported to our investigations team a couple months ago, the DA did a I believe a sweep on and she took a whole bunch of these illegal Cannabis shops out in Astoria and in Ozone Park as well. I just want to let it be known that if anyone has a location for these Cannabis shops, If you have pictures, that's better I take the information I take the address I forward it back to our office, I forward it to the investigations team and then our office works with the precinct on handling these illegal shops. That's all I really wanted to say, because it was pertinent to the issue. (As far as he knows the shops stay closed). It's very bad, just to show you how bad it is and how it's gotten out of hand, there was a one of them that opened up down the street in Kew Gardens from the District Attorney's office, and there was a Post article written about it. It's since been shut down, but it's just a very bad situation.

Ethan Lowen This is something that I've dealt with on a fairly regular basis. When these busts do occur, I understand that we have a whole licensing process and we, as community board, are in some way responsible for issuing these licenses and we're working on that. I do want to, as long as we have the opportunity here, say that the people who are working at the counters, typically in many of these places when they are busted, are people who are trying to work a job. Someone offered them a job. They might not even know that the job they are being offered is not properly licensed, they're not doing it properly and those people become my clients. They're typically low income and they've been arrested for doing something that someone paid them to do. We can, by and large I think agree that places we have a licensing scheme and that should be followed but arresting and prosecuting people who are just trying to feed their families by working a job behind the counter is the wrong way of approaching this and I just wanted to voice that. I represent a lot of people who are getting arrested and charged with things because of their bosses. I've yet to see an owner of a shop come through and be prosecuted, I've seen dozens of people who were just sitting behind the counter getting arrested and prosecuted.

Javier Figaro Will take information to the DA's office.

Public Session (revisited)

George Alexiou Open invitation to The Greek-American Homeowners Association 32nd Annual Thanksgiving Lunch at 23-49 31 Street 12-4 pm.

Orlando Requested we keep basketball courts at St Michael's Park.

Adjournment

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

Motioned by Vanessa Jones-Hall; Seconded by Dino Panagoulas

Marie Torniali, Chairperson - Thank you.

Meeting Adjourned: 9:15 p.m.

DATE November
21st, 2023

49

Energy Affordability Program

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You'll be enrolled automatically if an agency notifies us that you receive:	If you only receive benefits from the following program(s), you must apply to enroll:
<ul style="list-style-type: none">— Home Energy Assistance Program (HEAP)— Supplemental Nutrition Assistance Program (SNAP) – NYC SNAP, Westchester SNAP— Supplemental Security Income (SSI)— Direct Vendor or Utility Guarantee— Temporary Aid to Needy Families (TANF) – NYC TANF; Westchester TANF— Safety Net Assistance (SNA) – NYC SNA, Westchester SNA <p><small>*You can check your enrollment status on page 1 of your bill under Adjustment Information.</small></p>	<ul style="list-style-type: none">— Medicaid— Federal Public Housing Assistance— Veterans Pension and Survivors Benefit— Lifeline Telephone Service Program (Lifeline) <p>If living on tribal lands:</p> <ul style="list-style-type: none">— Bureau of Indian Affairs General Assistance— Head Start— Tribal TANF— Food Distribution Program on Indian Reservation (FDPIR)

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Email: EAP@conEd.com

Fax: 1-212-844-0110

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New York, NY 10003

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ביטע זעצט איבער דעם וויכטיגן מעסעדזש.

Energy Affordability Program Application

If you receive benefits from a governmental assistance program, you may qualify for a discount. Please fill out this form and return it to us with your supporting documentation via email, fax, or mail.

Customer / Account Owner:

Benefit Qualifying Person, if different than customer:

Mailing Address:

Apartment / Unit Number, if applicable:

City:

State:

Zip Code:

Phone:

Account Number:

Email:

Qualifying Assistance Programs

Please select the qualifying assistance programs in which you're enrolled. You must be enrolled in at least one program to qualify for this discount.

- | | |
|---|---|
| <input type="checkbox"/> Home Energy Assistance Program (HEAP) | <input type="checkbox"/> Utility Guarantee / Direct Vendor programs |
| <input type="checkbox"/> Lifeline Telephone Service Program (Lifeline) | <input type="checkbox"/> Temporary Assistance for Needy Families (TANF) |
| <input type="checkbox"/> Supplemental Nutrition Assistance Program (SNAP) | <input type="checkbox"/> Safety Net Assistance |
| <input type="checkbox"/> Medicaid | <input type="checkbox"/> Bureau of Indian Affairs General Assistance (if living on tribal lands) |
| <input type="checkbox"/> Veterans Disability or Survivors Pension | <input type="checkbox"/> Head Start (if living on tribal lands) |
| <input type="checkbox"/> Supplemental Security Income (SSI) | <input type="checkbox"/> Tribal TANF (if living on tribal lands) |
| <input type="checkbox"/> Federal Public Housing Assistance | <input type="checkbox"/> Food Distribution Program on Indian Reservations (if living on tribal lands) |

Eligibility Requirements

To prove participation in one of the above programs, customers must submit an award letter or a document that includes their name or the name of their Benefit Qualifying Person (BQP), the name of the qualifying program and the government Tribal entity, or program administrator that issued the document. All documentation must have an issue date within the last 12 months or a future expiration date that aligns with the benefit period.

If the name of the Benefit Qualifying Person (BQP) is different than the name on the Con Edison account, we will accept and enroll customers into the program as long as the address on the award letter or document is the same as what is on the account.

Customer/Benefit Qualifying Person Certification and Authorization

(If the customer is applying based on BQP's enrollment in a qualifying program, both the customer and BQP must sign below.)

I certify that the information above is correct. By signing this form, I allow Con Edison to share and verify information in my application or documentation for this program with third parties. I also allow third parties to give Con Edison, or representatives or agencies of the federal, state, or local government, information or documentation requested about me related to this and related programs. This information will be shared to help process my application and for ongoing participation and compliance with the program. Information that Con Edison and a third party may share about me:

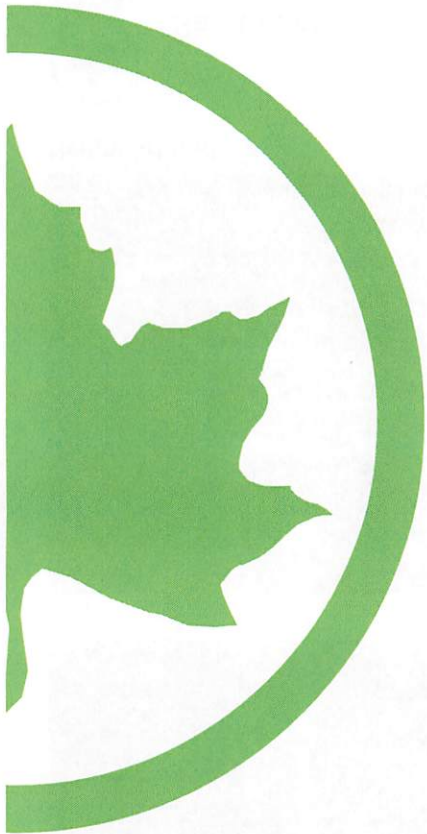
- Information about my application, program participation, and eligibility.
- Information and documentation about utilities, payment history, employment history, income, application status, and award information for benefits or utilities assistance.

Customer Signature:

Date:

Benefit Qualifying Person / Signature if applicable

Date:



Parks

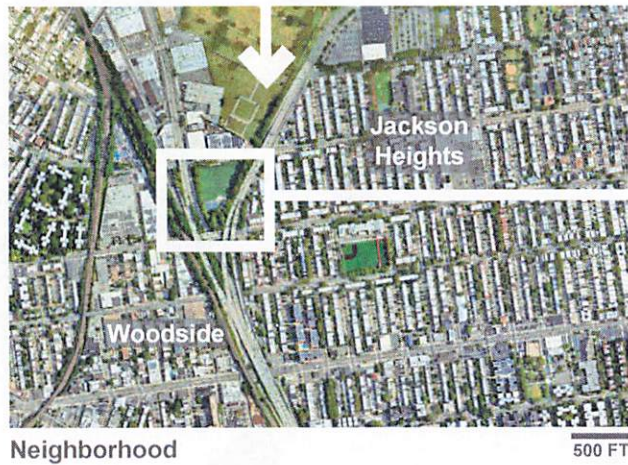
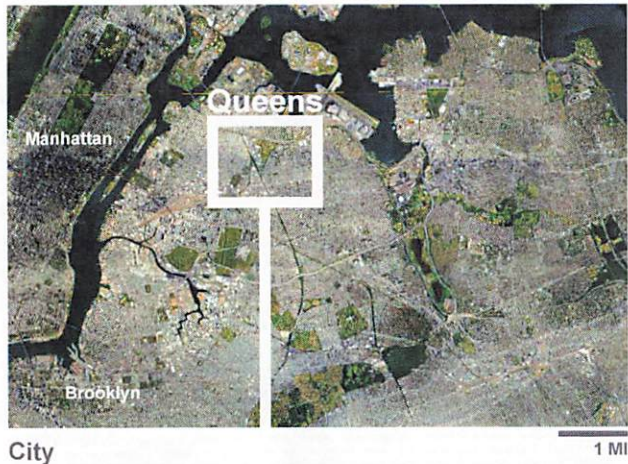
Reconstruction of Saint Michael's Playground

Located between 31st and 30th Avenues
and the Brooklyn Queens Expressway.

CB Parks Committee Meeting
November 13, 2023
Christina Twomey, NYC Parks

Total Budget: **\$7.25m**
City Council District 22, Tiffany Caban - \$1,650,000 (FY23)
Speaker Adrienne Adams with CD 22, Caban - \$3,000,000 (FY23)
Borough President Donovan Richards Jr. - \$1,000,000 (FY23)
Private disposition funding from sale of property at
Saint Michael's Cemetery - \$1,600,000

Project Size: 1.43 Acres - Project Area



Saint Michael's Playground | Project Location



Flood Hazard Zones

2015 Preliminary Flood Insurance Rate Map

V Zone (100-year floodplain subject to wave action)

Areas along coasts subject to inundation by the 1% annual chance flood event with additional hazards associated with storm-induced waves.

A Zone (100-year floodplain)

Areas subject to inundation by the 1% annual chance flood event.

Shaded X Zone (500-year floodplain)

Areas within the 0.2% annual chance floodplain, areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by a levee.

• • • Limit of Moderate Wave Action (LiMWA)

The inland limit of the area expected to receive 1.5ft or greater breaking waves during the 1% annual chance flood event. Data from 2015 PFIRMs.

Future Floodplain 2050s

Future 1% Annual Chance Floodplain (100-year)

Future 0.2% Annual Chance Floodplain (500-year)

Resources (Links):



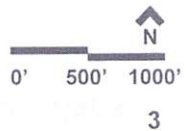
NYC Parks: Design and Planning for Flood Resiliency

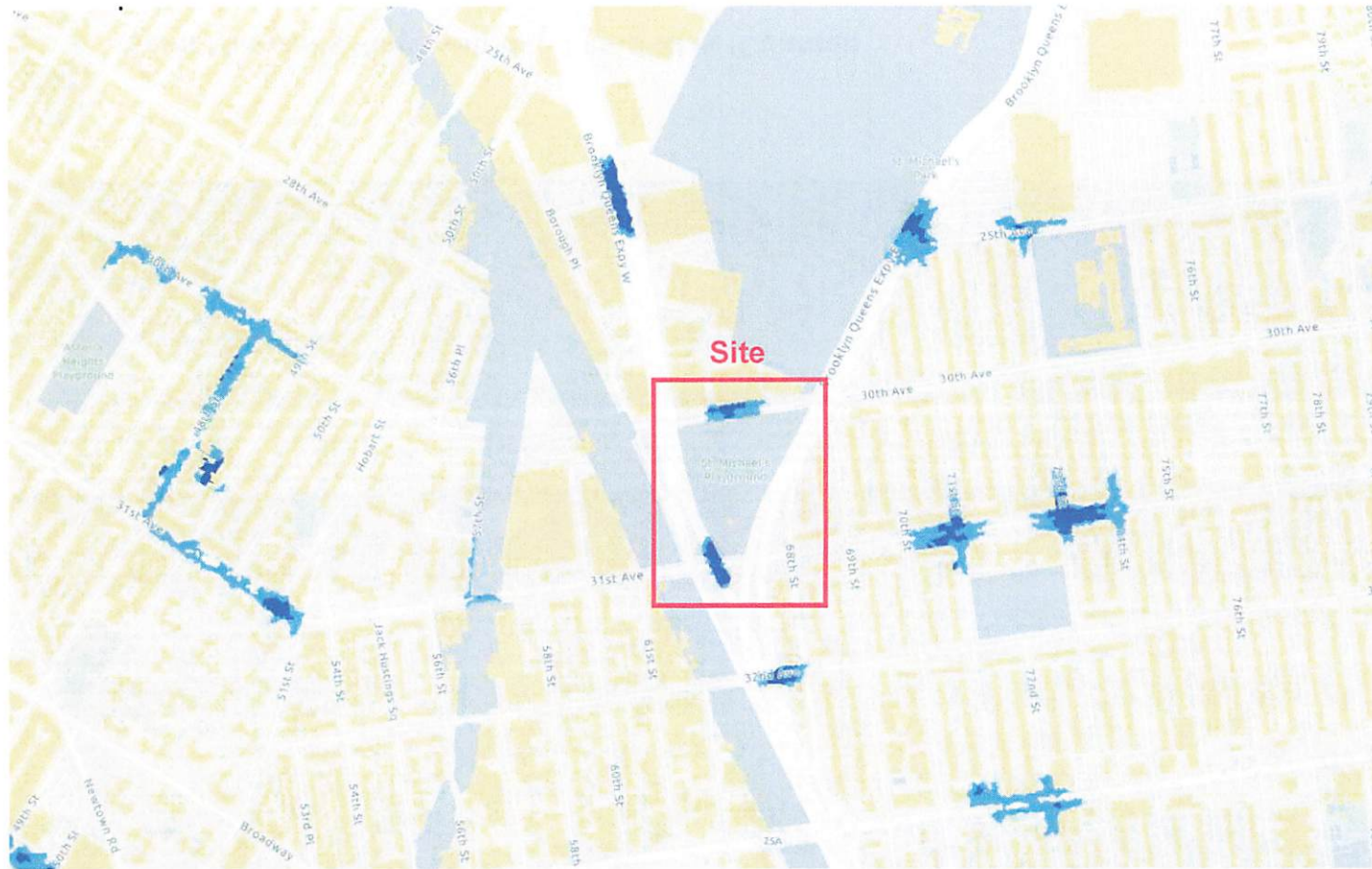


NYC MOCR: Climate Resiliency Design Guidelines (v4.0)



Saint Michael's Playground | Flood Risk (Coastal)





NYC Stormwater Flood Maps (Moderate Flooding)

- Area not included in analysis
- Future High Tides 2050
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)

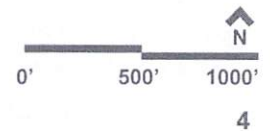
This map:

- Reflects roughly two inches of rain falling in one hour (also referred to as the 10-year storm, with approximately 10 percent chance of occurrence in any given year)
- Shows a moderate rainstorm that City infrastructure was not designed to handle.
- Reflects 2.5 feet of sea level rise, which is a high estimate for the 2050s.
- Includes impacts of potential blocked storm drains and outfalls from sea level rise.

Flooding from a storm like this would temporarily disrupt transportation and enter buildings and basements, causing minor damages to contents and surfaces.



Saint Michael's Playground | Flood Risk (Stormwater)





NYC Stormwater Flood Maps (Extreme Flooding)

- Area not included in analysis
- Future High Tides 2080
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)

This map:

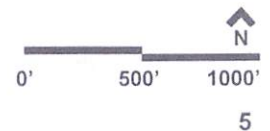
- Reflects roughly 3.5 inches of rain falling in one hour (also referred to as the 100 year storm, with approximately 1 percent chance of occurrence in any given year).
- Shows an extreme rainstorm that City infrastructure was not designed to handle.
- Reflects 4.8 feet of sea level rise, which is a high estimate for the 2080s.
- Includes impacts of potential blocked storm drains and outfalls from sea level rise.

Flooding from a storm like this would:

- Cause widespread damage and disruption to both private and public property.
- Disrupt roads, subways, regional rail, and potentially power/communication networks.
- Cause flooding across coastal neighborhoods due to sea level rise impacts.



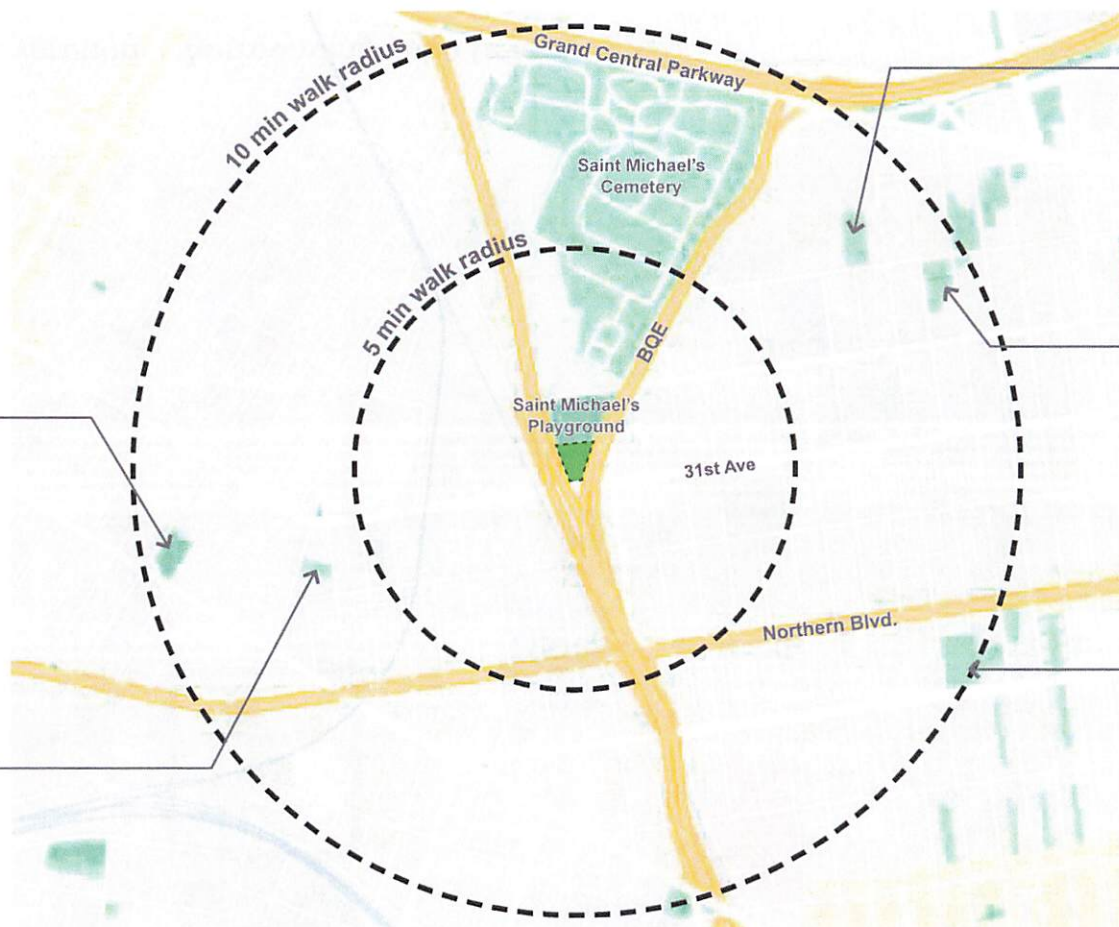
Saint Michael's Playground | Flood Risk (Stormwater)



DEP Unified Stormwater Rule

- Project is anticipated to disturb greater than 20,000 SF of soil during construction;
DEP Stormwater Management and Permitting will be required.
- Project is not anticipated to create 200 sf of NEW Impervious Surface;
A DEP Site Connection Proposal will not be required





Louis C. Moser Playground

Baseball
Basketball
Handball
Play Equipment
Spray Showers
Adult Fitness

Landing Lights

Dog Run
Baseball

Travers Park

Dog Run
Basketball
Handball
Adult Fitness
Play Equipment
Spray Showers
Restrooms

Astoria Heights Playground

Basketball
Handball
Tennis
Play Equipment
Adult Fitness
Restrooms

**Moore Jackson
Community Garden**

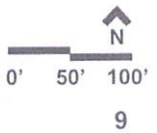


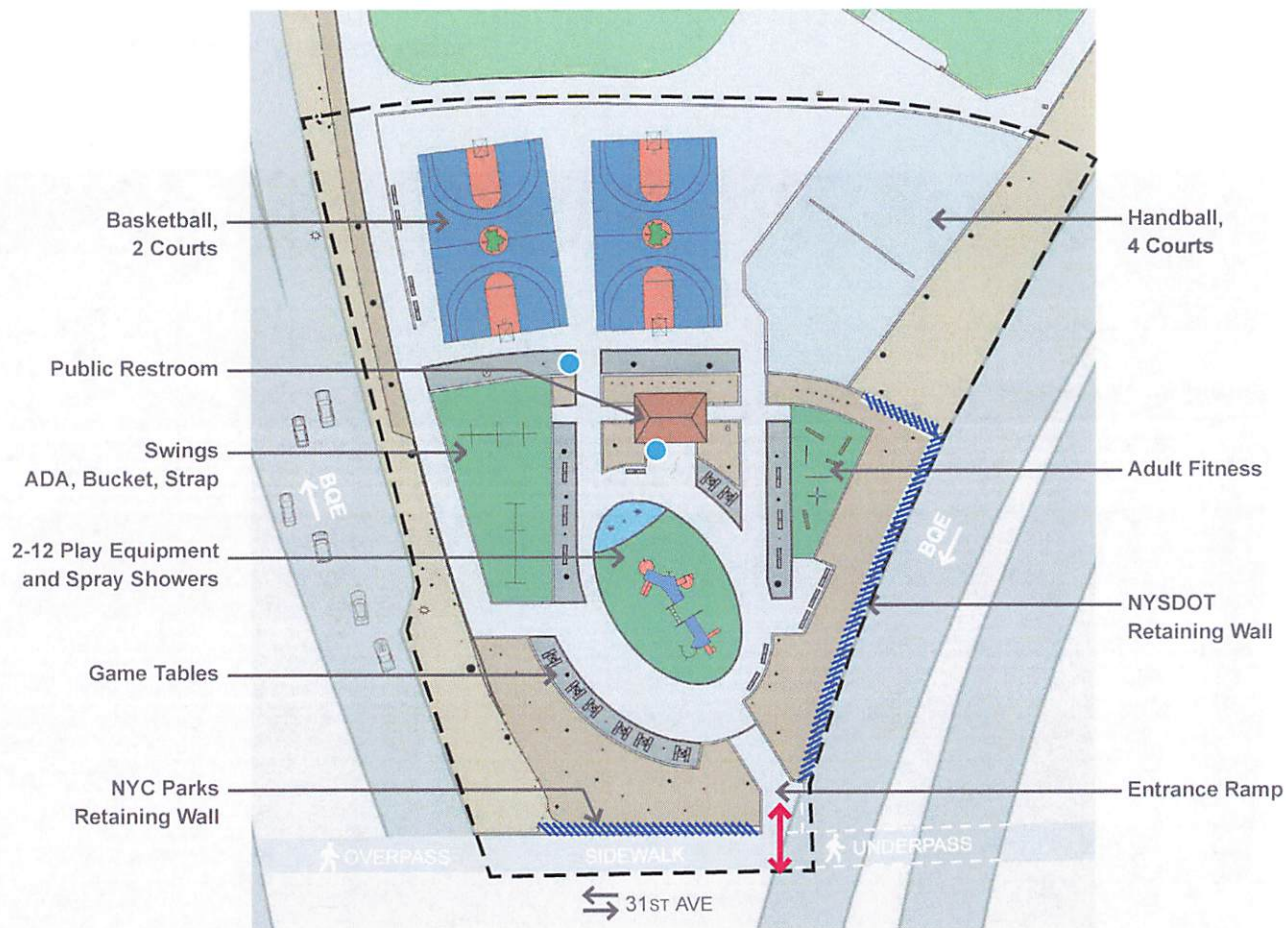
Saint Michael's Playground | Neighborhood Parks



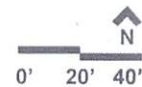


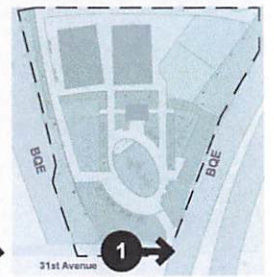
Saint Michael's Playground | Area of Work

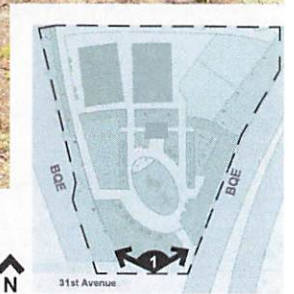




Saint Michael's Playground | Inventory - Existing Conditions







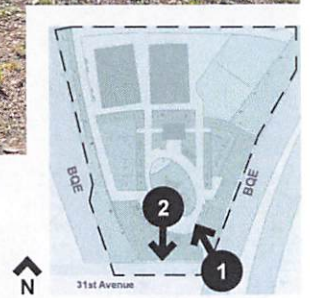
Saint Michael's Playground | Existing Conditions - Seating and Play Areas

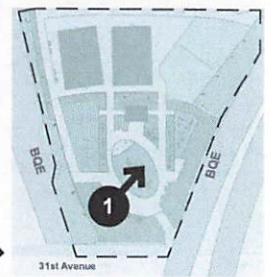


1 - Ramp Entrance & Retaining Wall at Southeast Edge

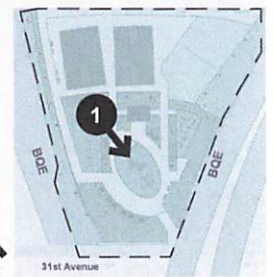


2 - Elevation Change at 31st Avenue





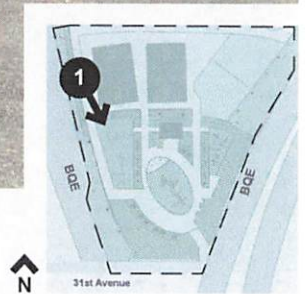
Saint Michael's Playground | Existing Conditions - Play Equipment



Saint Michael's Playground | Existing Conditions - Spray Showers

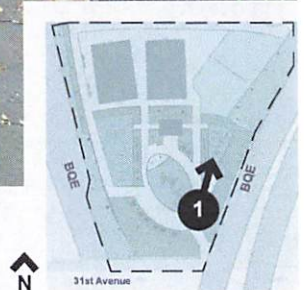


Saint Michael's Playground | Existing Conditions - Swings





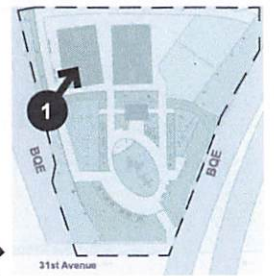
Saint Michael's Playground | Existing Conditions - Adult Fitness





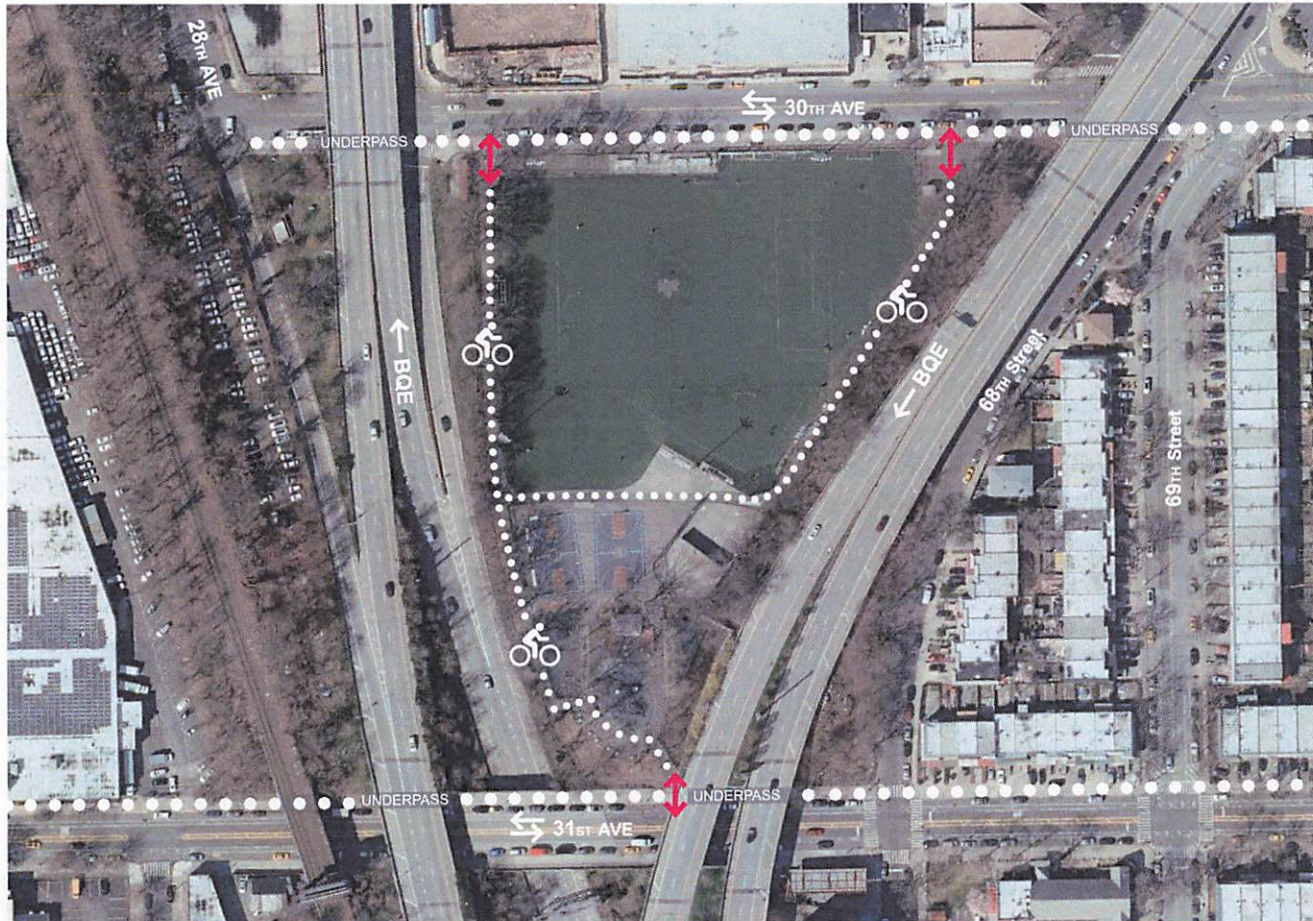
Saint Michael's Playground | Existing Conditions - Handball Courts



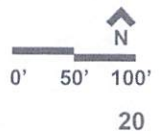


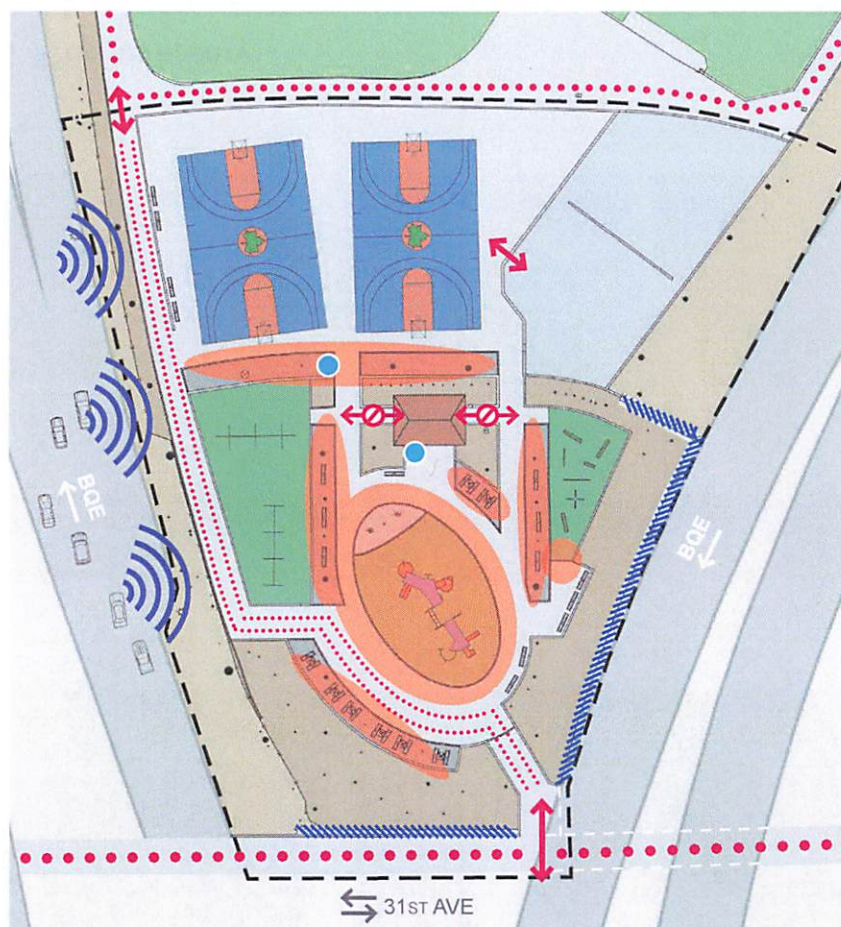
NYC Parks

Saint Michael's Playground | Existing Conditions - Basketball Courts



Saint Michael's Playground | Unauthorized Site Access & Circulation



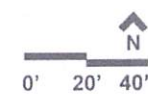


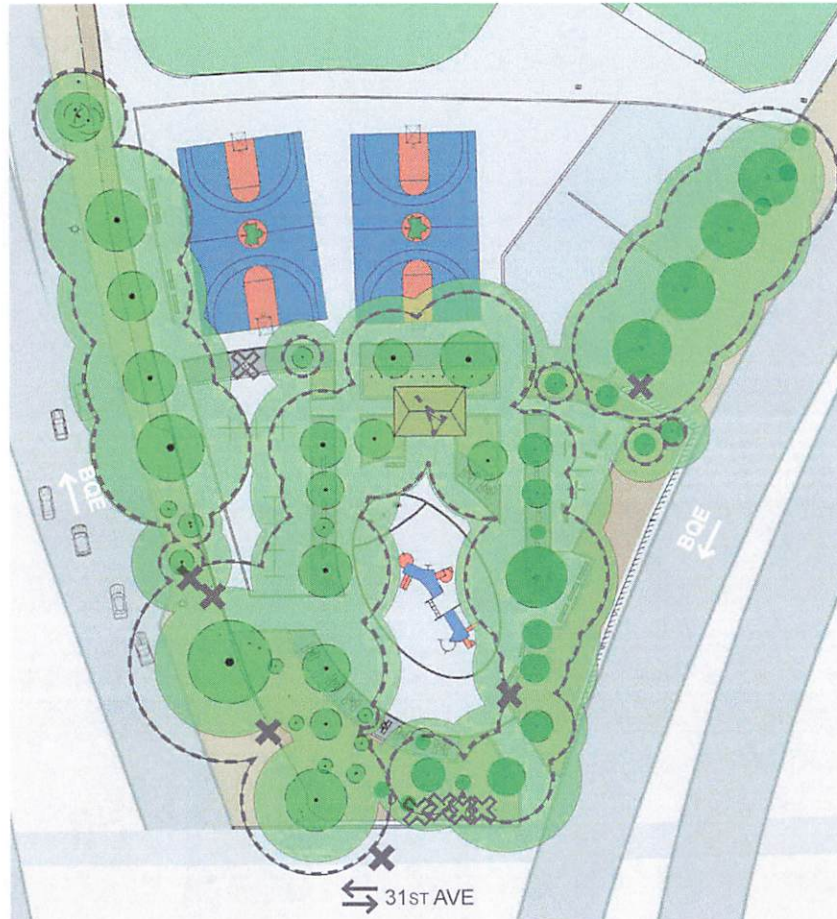
Legend

- Project Limit
- ← Traffic
- ↔ Access Point
- ↔⊘ Non-ADA Access Point
- Drinking Fountain
- Permeable Surface
- Granite Block
- Paved Surface
- ▨ Retaining Wall
- ... Circulation
- ... Bike Cut-Through
- ⊙ Highway Noise
- Uneven Pavement / Tripping Hazard / Non-ADA

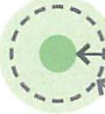







Saint Michael's Playground | Analysis





Legend

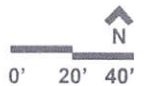
-  Canopy
-  Structural Root Zone
-  Critical Root Zone
-  Stump Removal
-  Tree Removal due to poor condition
-  Tree Removal due to design considerations

Heat Vulnerability Index

Site has a level 2-3 HVI



Saint Michael's Playground | Tree Inventory



Community Priorities

Active

Pickleball, lighting for basketball courts, adult fitness

Play

New play equipment, toddler play area

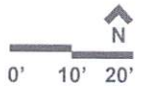
Safety

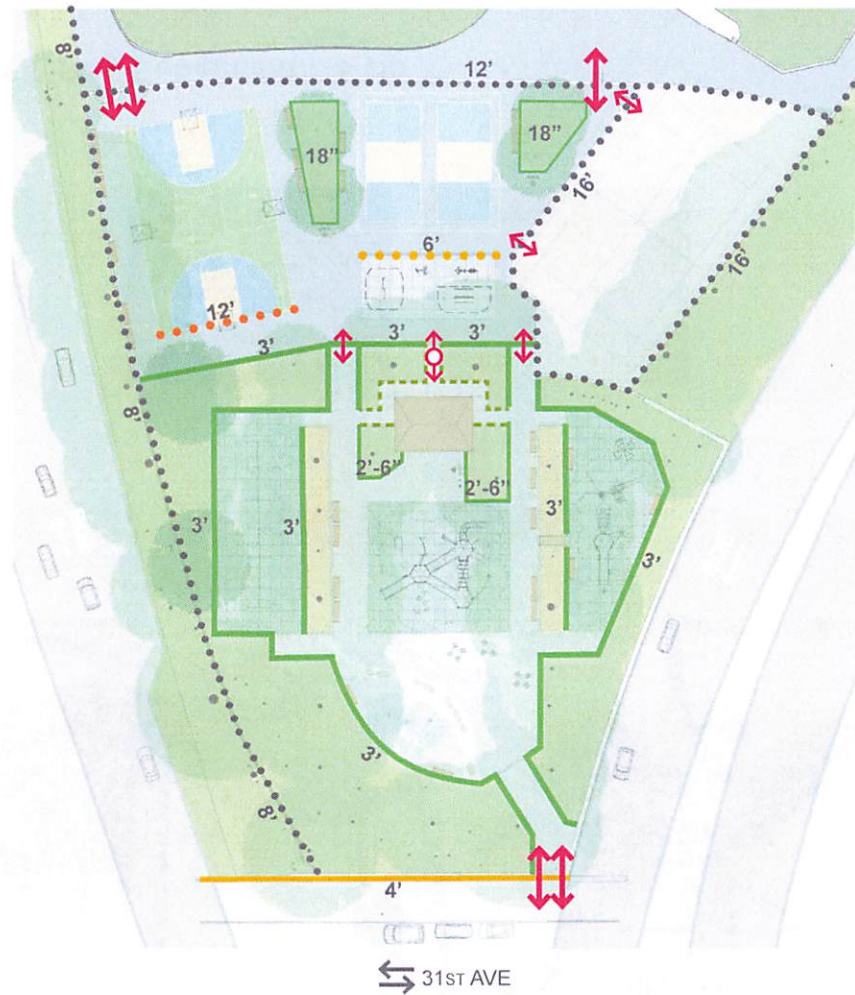
Lighting, remove poison ivy, prevent rat issues, discourage undesirable activity





Saint Michael's Playground | Schematic Plan





LEGEND

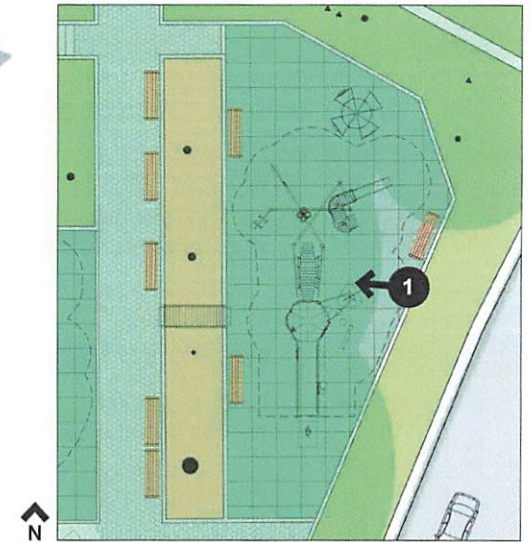
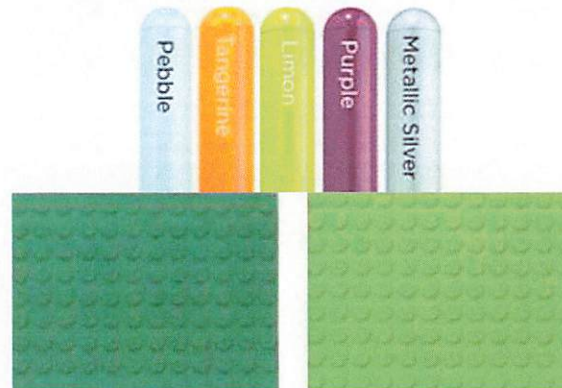
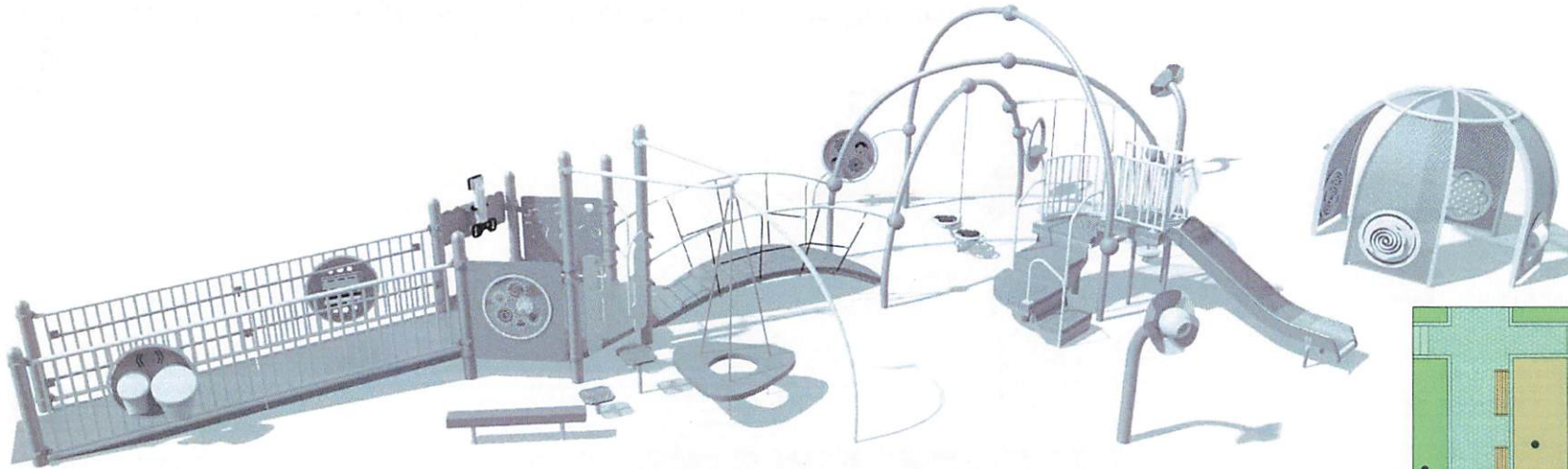
- EXISTING FENCES (x = HEIGHT)**
 x CLF
- TALL / SPORT FENCES 8' - 16' HT. (x = HEIGHT)**
 x CLF
- MEDIUM / PERIMETER FENCES 4' - 7'-6" HT. (x = HEIGHT)**
 x CLF
 x STEEL
- LOW / PLANTING FENCES 18" - 3'-6" HT. (x = HEIGHT)**
 x STEEL
- HANDRAIL**

- Single Gate Access
- Double Gate Access
- Universal Ramp Access

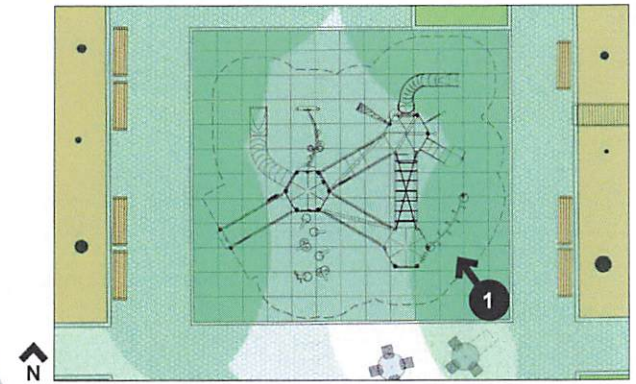


Saint Michael's Playground | Schematic - Fencing Proposal

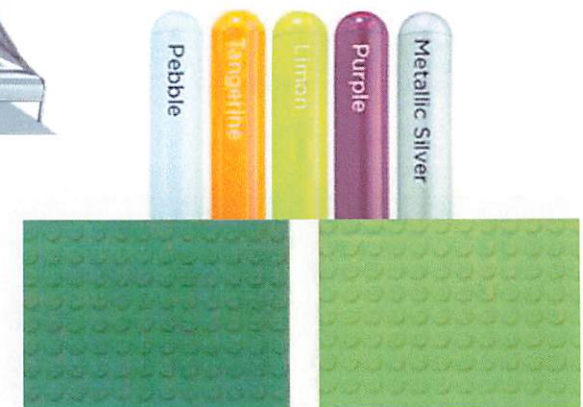


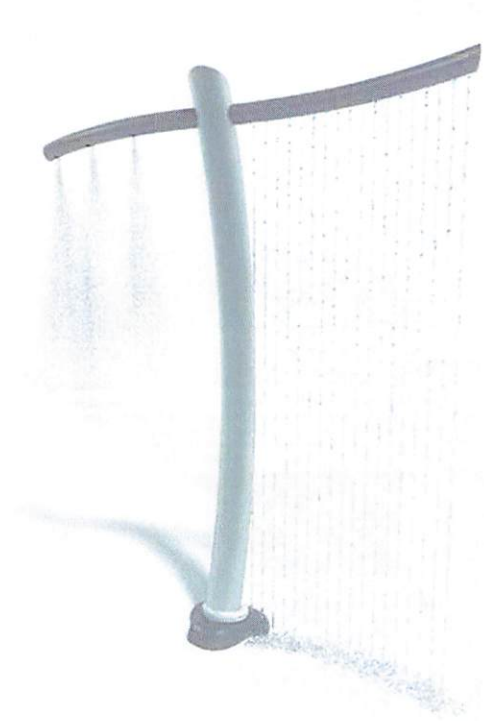


2-5 Play Equipment Layout



5-12 Play Equipment Layout





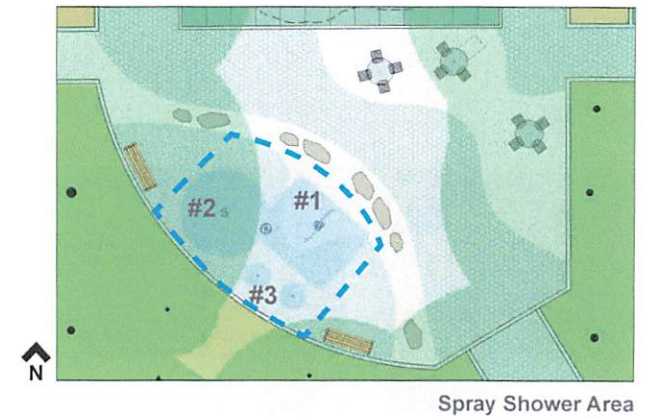
#1 - Large Vertical Feature



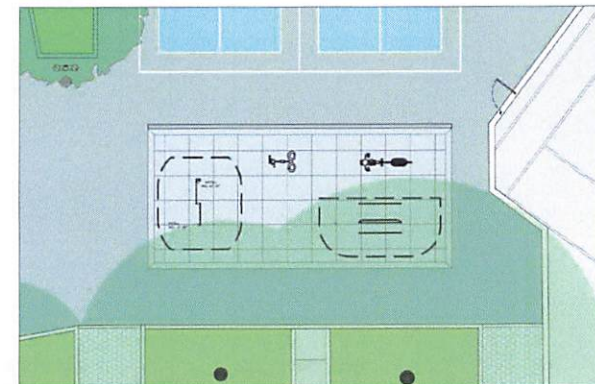
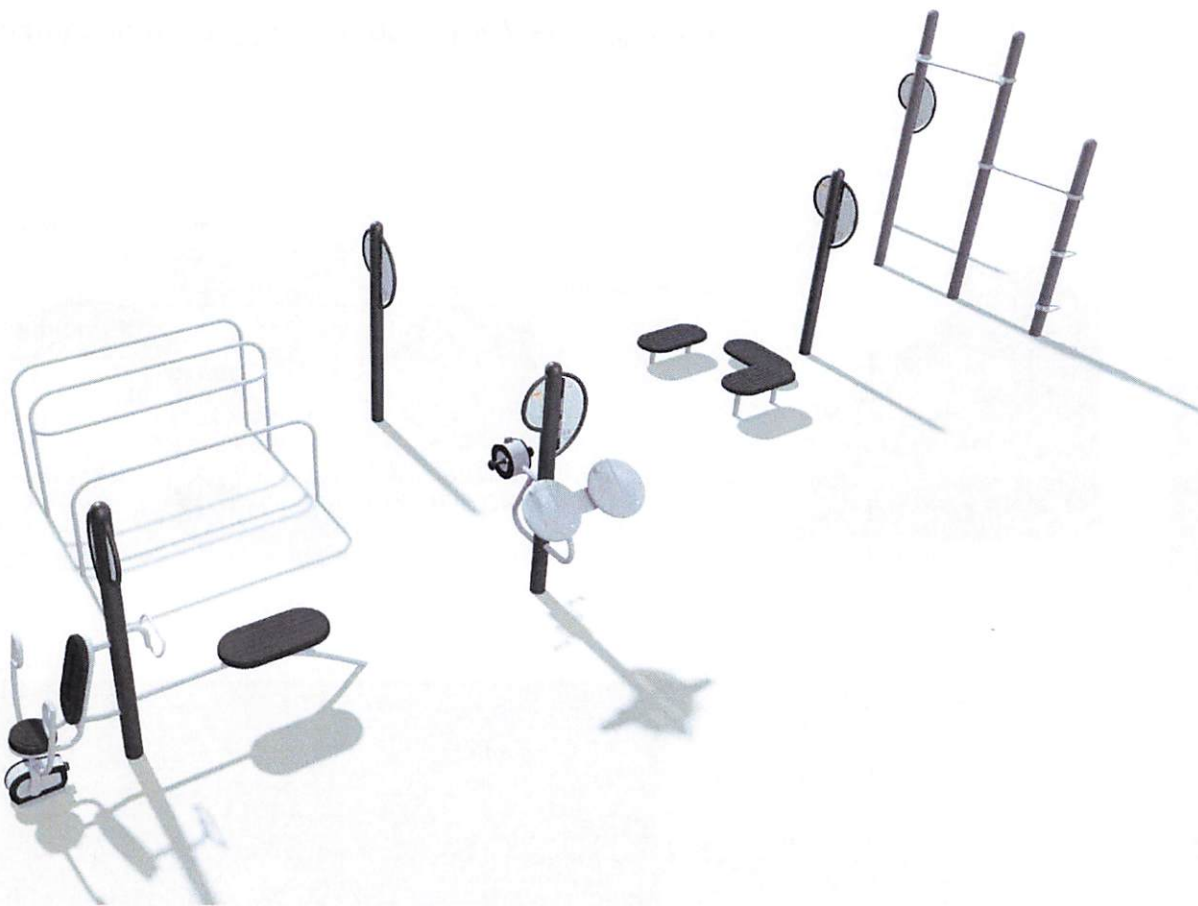
#2 - Medium Vertical Feature



#3 - Small Ground Feature



--- Drainage Area < 700 SF



Adult Fitness Area



Adult Fitness Equipment and Safety Surface Colors

Hex Block Paver Colors



Cream

Charcoal

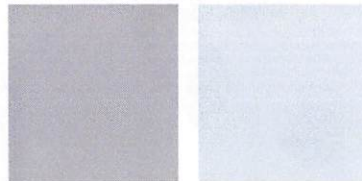
Matrix #1930

Play Equipment Colors



Boulders in Concrete

Concrete Colors



C-10 - Cool Gray

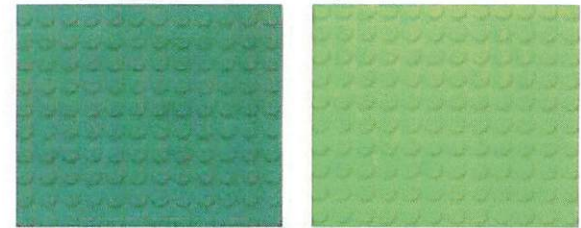
Standard - no color

Bench RPL Color



Cedar

Safety Surface Colors - Play Area



#6 Medium Green

#12 Light Green



Saint Michael's Playground | Play Area Materials



Adult Fitness Equipment and Safety Surface Colors

Bench RPL Color



Cedar



Basketball and Pickleball Courts Seal Coat Colors



1939 Worlds Fair Bench



Round tables with Type E chair



Black Bottle Filler



Decorative Waste Bin



Steel Picket Fence - 18" - 2'-6" - 4'-0"



Type F Hi-Lo Fountain



Bottle Filler w/Hi-Lo Drinking Fountain Basins



Flushing Meadows Luminaire Pole



Saint Michael's Playground | Site Furnishings - Transitional Palette



Platanus occidentalis
American Plane Tree



Quercus Rubra
Red Oak



Amelanchier spp. (Multi-stem, Understory)
Serviceberry



Cercis canadensis (Multi-stem, Understory)
Eastern Redbud



Ceanothus americanus
New Jersey Tea



Ilex Vericillata "Jim Dandy"
Jim Dandy Winterberry



Fothergilla gardenii
Dwarf Fothergilla

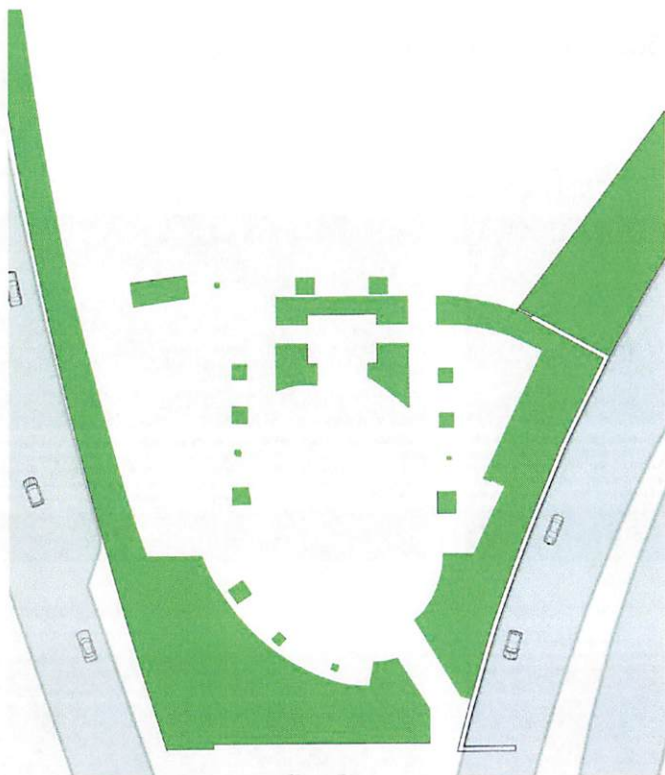


Galium odoratum
Sweet Woodruff

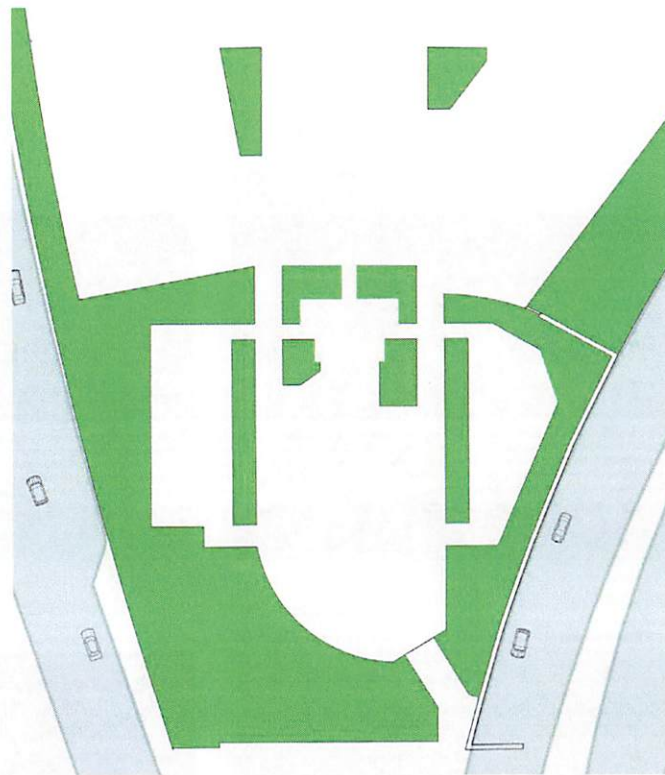


NYC Parks

Saint Michael's Playground | Plantings



Existing Permeability: 28%



Proposed Permeability: 36%

LEGEND

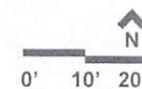
 PLANT BED

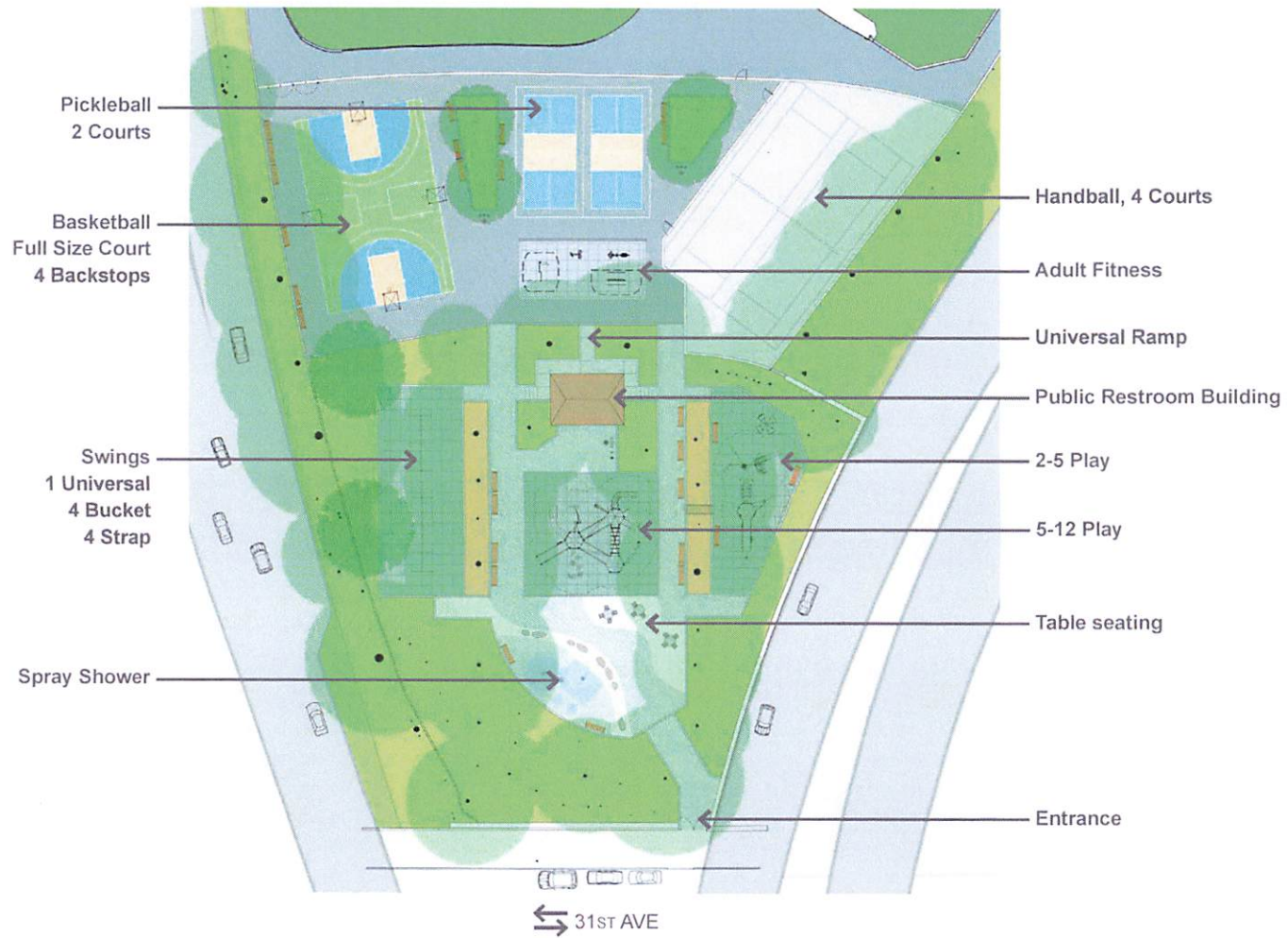
SUSTAINABLE PRACTICES

- Increase permeable surfaces
- Balance cut and fill
- Use recycled content material
- Improve tree health and growing conditions
- Use site appropriate resilient plant material

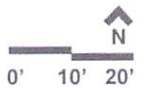


Saint Michael's Playground





Saint Michael's Playground | Schematic Plan





HILL WEST
ARCHITECTS
11 BROADWAY
NEW YORK, NY 10004
T. 212.713.8827

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. ALL MISSING IS PRELIMINARY AND SUBJECT TO REVIEW AND FINAL APPROVAL BY THE NYC DEPARTMENT OF BUILDINGS. NOT RESPONSIBLE FOR MATTERS OF TITLE.

23-01, 23-05 STEINWAY STREET
PRELIMINARY STUDY

23-01 Steinway Street

QNS CD#1

OPTION 1: REZONED TO R6A w/C2-4

Block: 793
Development Lot(s): 73, 75
Map: 9C
Zoning District: Existing R5D
Proposed R6A w/ C2-4
Mandatory Inclusionary Housing (MIH)
Not in Flood Hazard Area

Site Area:	R6A
Total Lot Area	7,500 SF
Permitted FAR:	
Residential	3.60
Community Facility	3.00
Commercial	2.00
Max Overall ZFA:	27,000 SF

Proposed Gross Floor Areas (GFA):		R6A
Floor	QTY	Area/FL
C	1	6,901 SF
1	1	6,731 SF
2	1	5,531 SF
3-4	2	5,531 SF
5-6	2	4,501 SF
Total Gross	7	39,227 SF
Total Gross Above Grade	6	32,326 SF
Total Estimated ZFA		27,000 SF

Gross Areas by Use (GFA):						
Floor	QTY	Commercial	Residential	Mechanical	Parking	Total
C	1	0 SF	0 SF	1,762 SF	5,139 SF	6,901 SF
1	1	2,794 SF	1,713 SF	268 SF	1,956 SF	6,731 SF
2	1	0 SF	5,531 SF	0 SF	0 SF	5,531 SF
3-4	2	0 SF	11,062 SF	0 SF	0 SF	11,062 SF
5-6	2	0 SF	9,002 SF	0 SF	0 SF	9,002 SF
Total Gross Floor Area	7	2,794 SF	27,308 SF	2,030 SF	7,095 SF	39,227 SF
Total GFA Above Grade	6	2,794 SF	27,308 SF	268 SF	1,956 SF	32,326 SF
Deductions						
Above grade Mech/Parking		0 SF	0 SF	268 SF	1,956 SF	2,224 SF
Est. Mech/Plumbing chase (5.0%)		56 SF	1,305 SF	0 SF	0 SF	1,360 SF
Est. QHP Deductions						
Recreation Space		0 SF	950 SF	0 SF	0 SF	950 SF
Corridor - for natural light		0 SF	194 SF	0 SF	0 SF	194 SF
Corridor - for density		0 SF	538 SF	0 SF	0 SF	538 SF
Trash Room		0 SF	60 SF	0 SF	0 SF	60 SF
Total Estimated ZFA		2,738 SF	24,261 SF	0 SF	0 SF	27,000 SF

Note:

- All figures are approximations based on readily available sources and are subject to confirmation with survey.
- Per ZR 23-153, the max residential lot coverage for a corner lot is 100%.
- Per ZR 23-541, no rear yard is required within 100 feet of the intersection of two street lines.
- Per ZR 23-693, the max permitted height within 25 FT of adjacent R5 District is 45 FT.
- Per ZR 23-851(b), an inner court with an area of 1,200 SF and the min dimension of 30 FT is proposed.
- Per ZR 36-21, for retail uses with PRC-B, a min 1 accessory parking space is required per 400 SF of floor area.
- Per ZR 36-231, up-to 25 required retail accessory parking may be waived (up-to 10,000 SF of retail space).
- Per ZR 25-23, the residential accessory parking is required at a rate of 50% of market-rate dwelling units.
- Per ZR 35-54 a min 8FT side yard is required at adjacent R5 District.
- Per ZR 35-51, a front yard is required withing 25 feet of an adjacent R5 District.
- Per ZR 34-233, 23-45, a min. front yard depth of 10 feet is required.

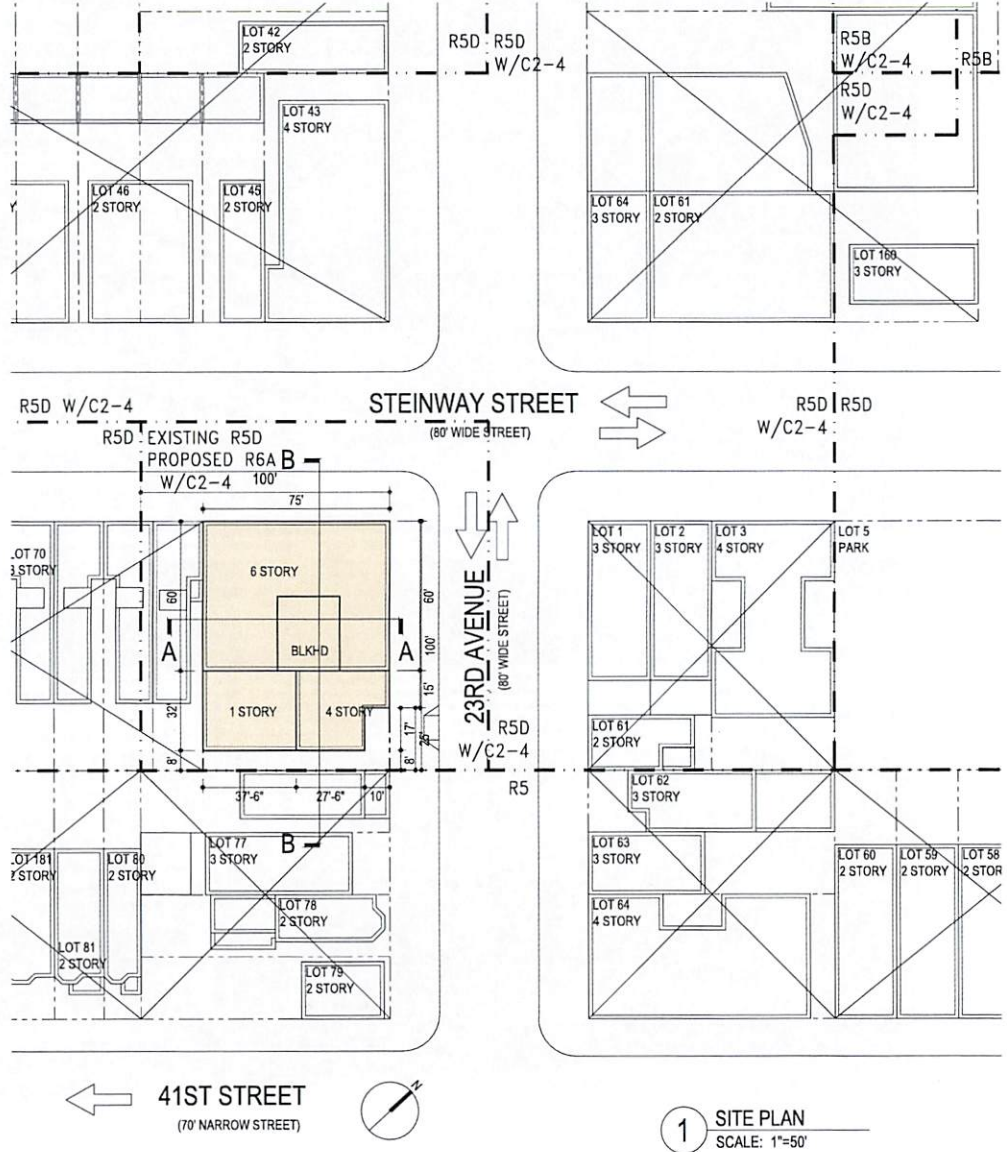
HILL WEST

ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

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23-01, 23-05 STEINWAY STREET

PRELIMINARY STUDY

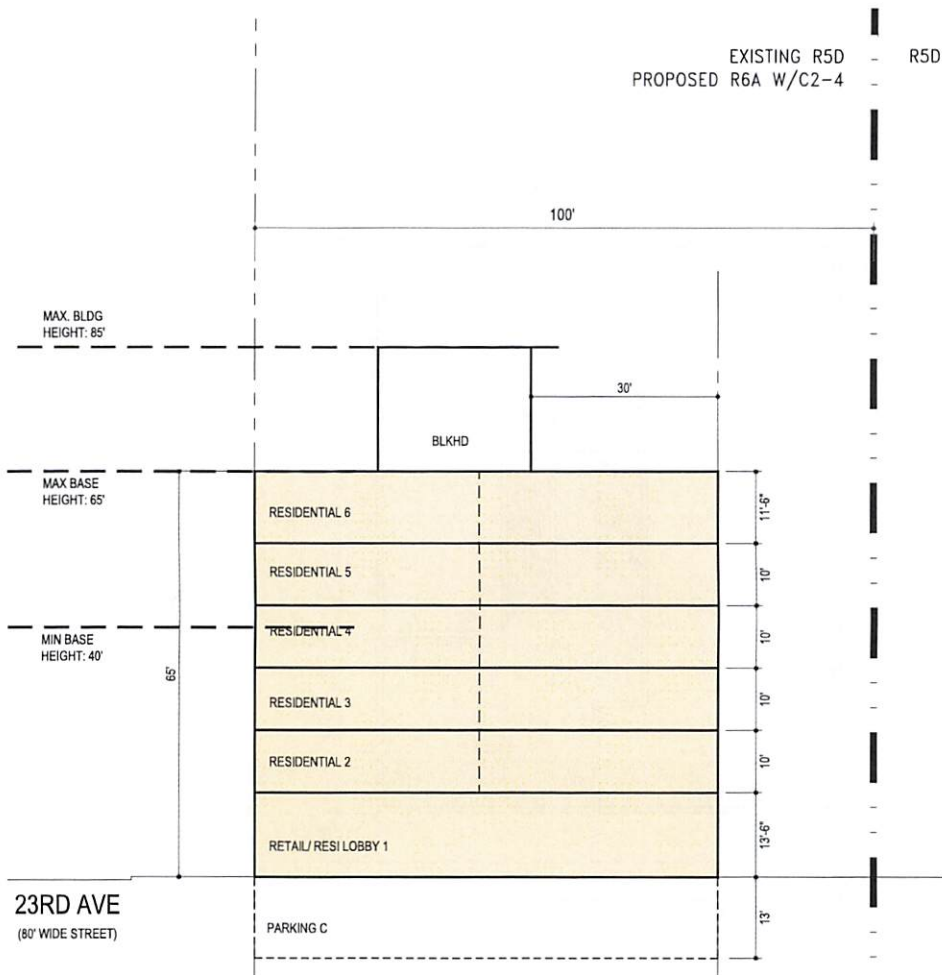


1 SITE PLAN
SCALE: 1"=50'

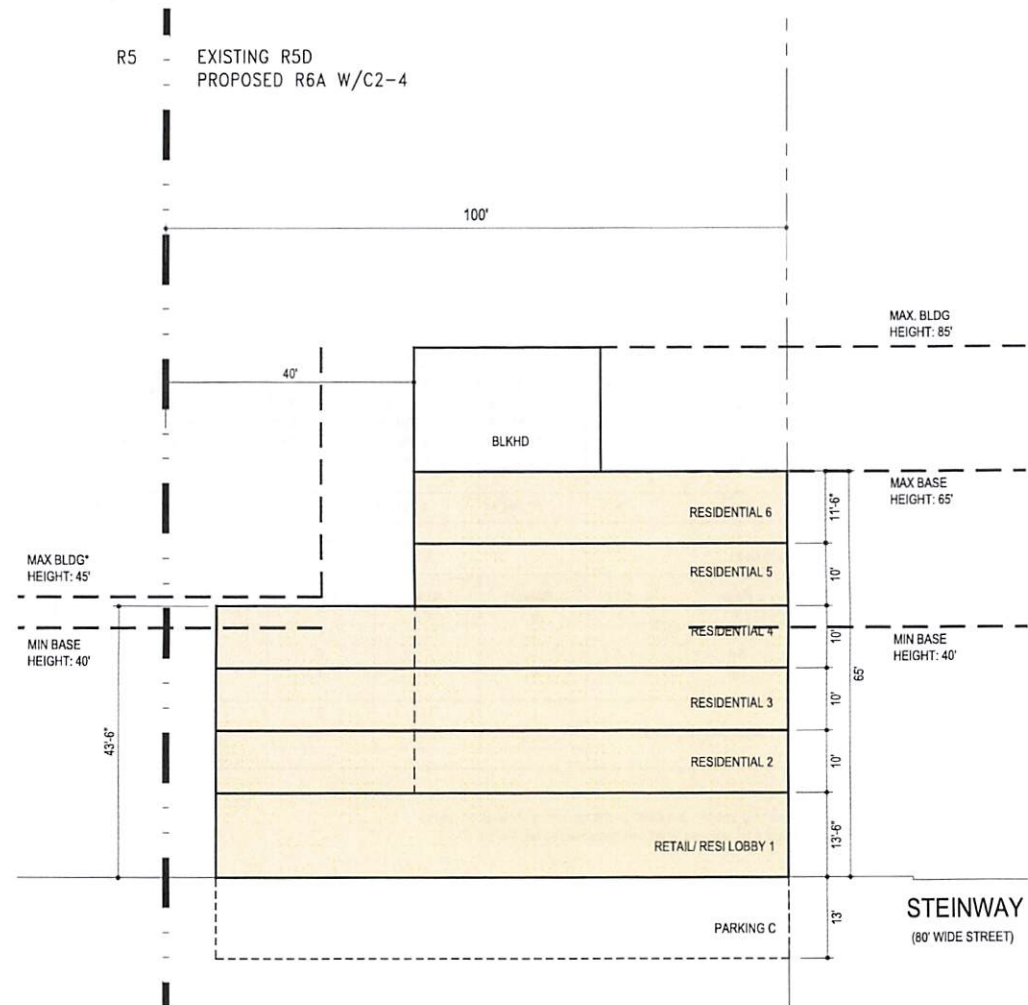
VERSION 1

3/1/2023
21P28

Z1



1 SECTION A
SCALE: 1"=20'



2 SECTION B
SCALE: 1"=20'

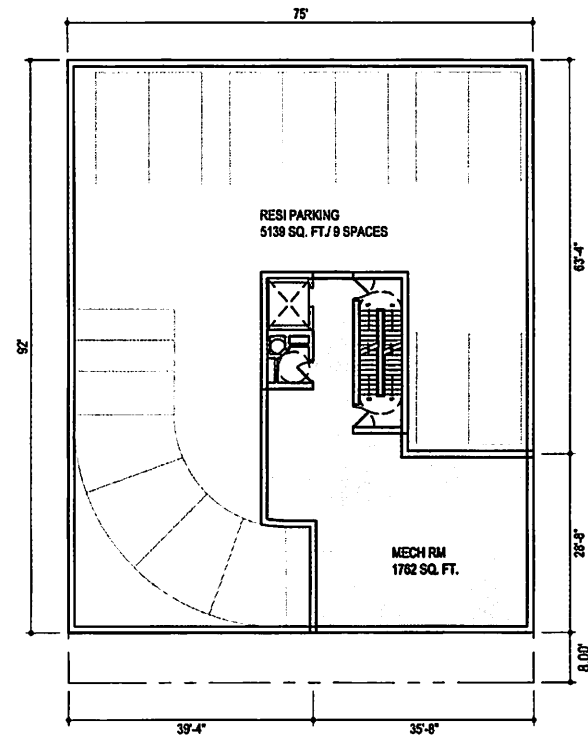
NOTE 1/ PER ZRF23-693, THE MAX HEIGHT PERMITTED WITHIN 25 FT OF ADJACENT R5 DISTRICT IS 45FT.

Residential Net Area Analysis						
Floor	QTY	Gross FA	Core/ Circulation	Amenities	Net FA	Efficiency
1	1	1,713 SF	1,713 SF	0 SF	0 SF	0.0%
2	1	5,531 SF	586 SF	950 SF	3,995 SF	72.2%
3-4	2	11,062 SF	1,260 SF	0 SF	9,802 SF	88.6%
5-6	2	9,002 SF	1,172 SF	0 SF	7,830 SF	87.0%
Total	6	27,308 SF	4,731 SF	950 SF	21,627 SF	79.2%

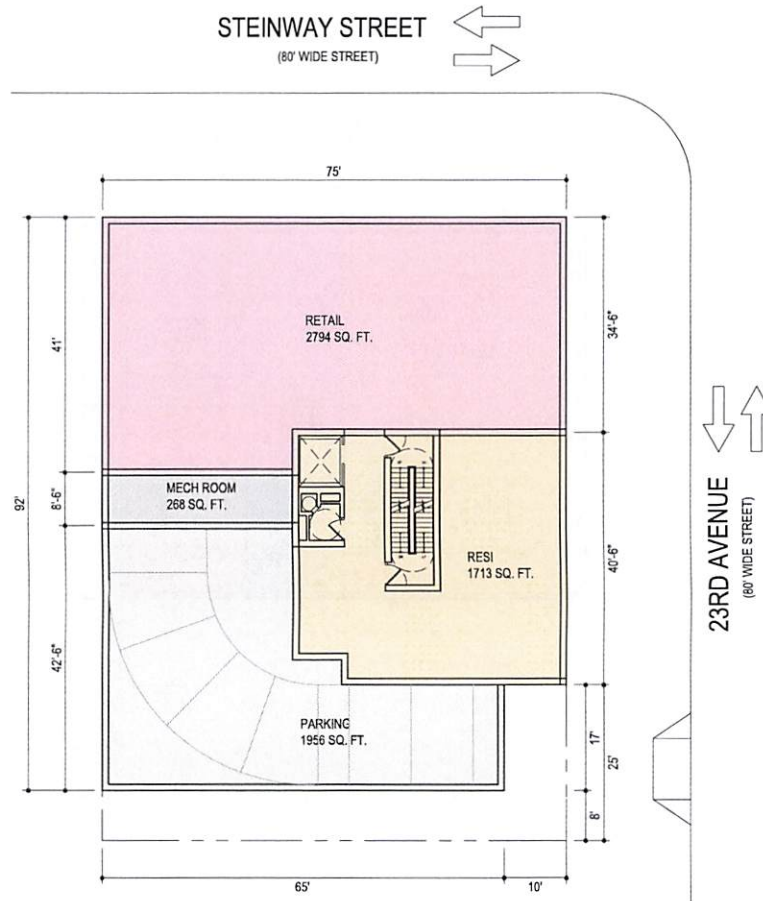
Dwelling Units		DU's PER FLOOR				Total
Floor	QTY	Studio	1 BR	2 BR	3 BR	
1	1	0	0	0	0	0
2	1	0	2	1	1	4
3-4	2	0	2	2	1	10
5-6	2	0	2	1	1	6
Total Dwelling Units		0	10	7	5	22
		0.0%	45.5%	31.8%	22.7%	
		AVG SIZE PER DU				983 SF

Note:

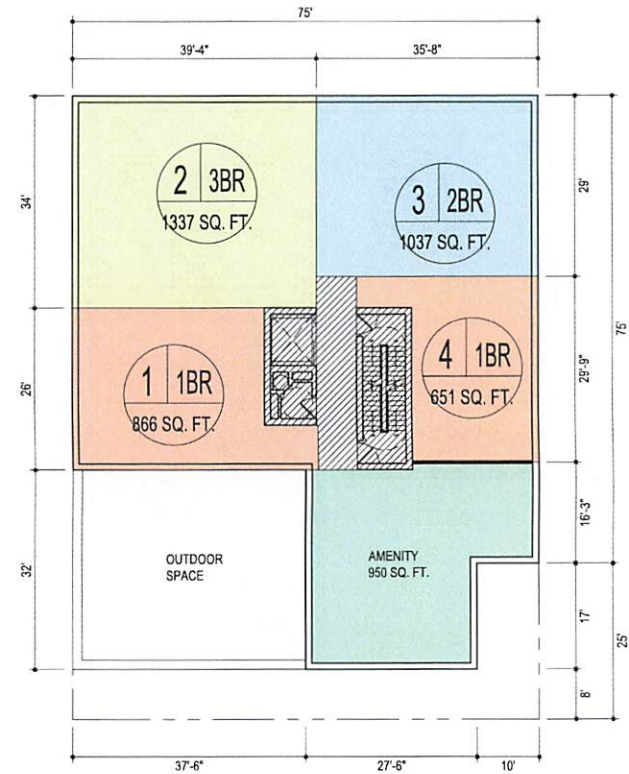
1. 9 parking spaces provided for 16 market-rate dwelling units.
2. Affordable housing units are assumed to be 6 units.



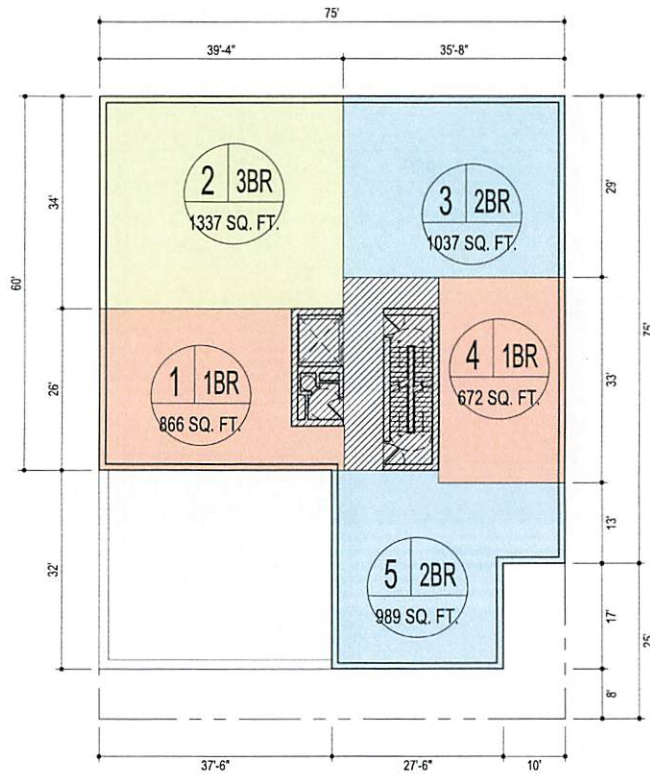
1 CELLAR
SCALE: 1"=20'



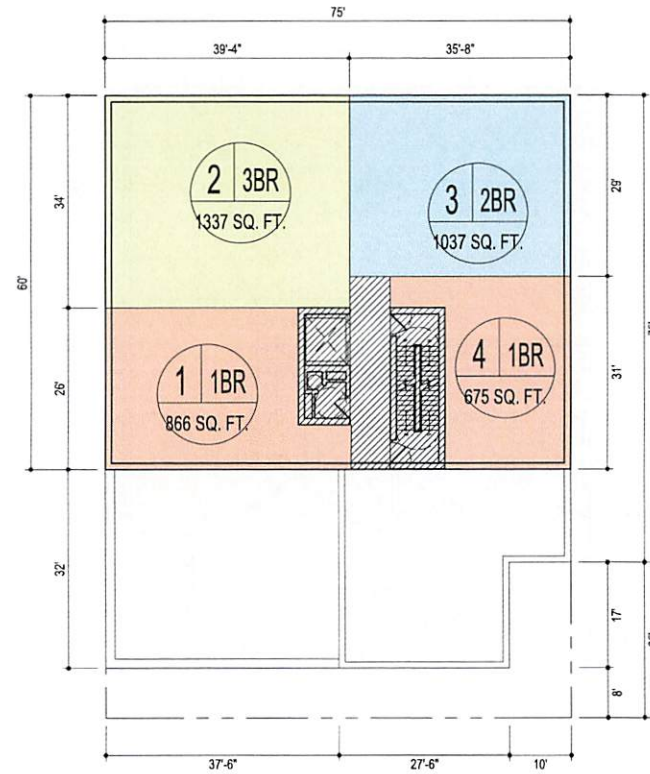
1 GROUND FLOOR
SCALE: 1"=20'



2 2ND FLOOR
SCALE: 1"=20'



1 3RD-4TH FLOOR
SCALE: 1"=20'



2 5TH-6TH FLOOR
SCALE: 1"=20'





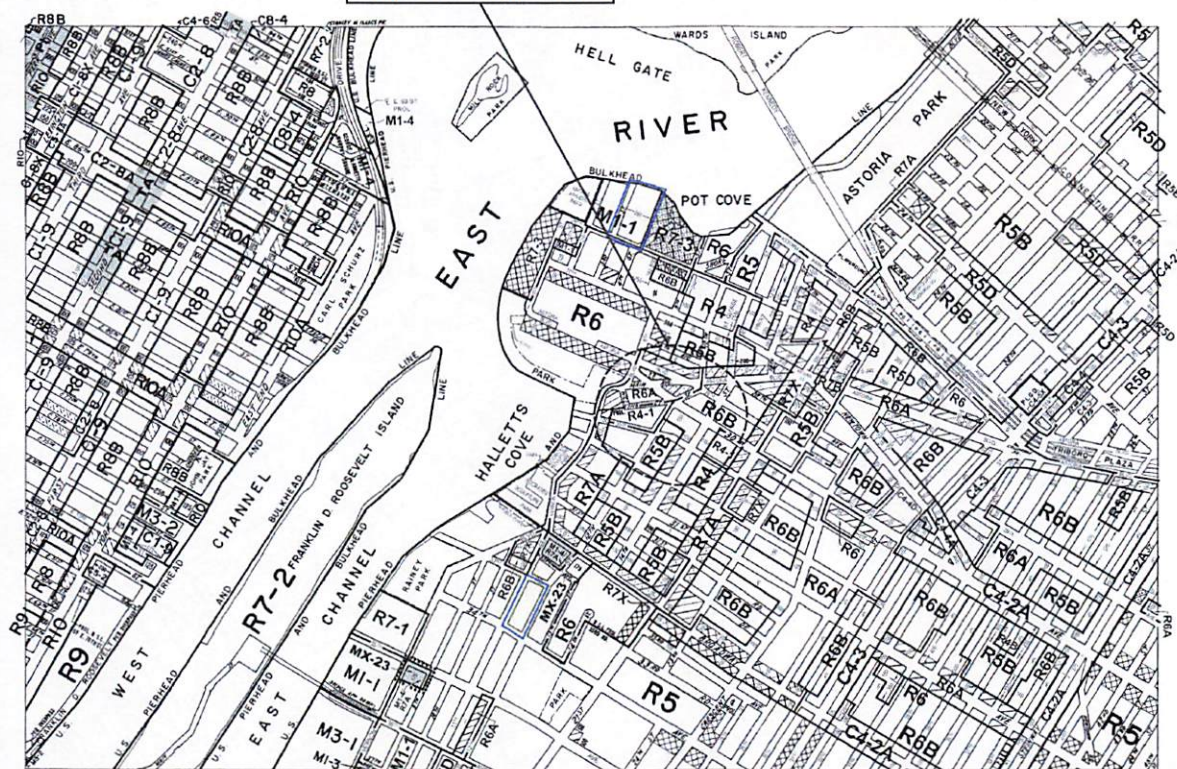
30-11 12th Street **Rezoning**

Queens Community Board 1
Land Use Committee Meeting

November 1, 2023

Project Summary


- The Applicant 30-11 12th Street is seeking:
 - Zoning map amendments to rezone an area bounded generally by 30th Avenue to the north, a line 100 feet west of 14th Street to the east, a line approximately midway between 30th Avenue and 30th Road to the south, and Welling Court to the west from R6B, R5B and R4-1 zoning districts to R6A and R6A/C2-3 zoning districts; and
 - A zoning text amendment to Zoning Resolution ("Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 1, Queens to establish an MIH Area coterminous with the Project Area with MIH Options 1 and 2.
- In addition to the Development Site (Block 515, Lot 19), the proposed project area encompasses Block 515, Lots 25, 27, 28, 29 and p/o 8, 9, 10, 11, 12, 13, 14, and 31 and Block 506, Lots 1, 3, 5, and p/o 6, and 67.
- The proposed actions would facilitate the development of a new eight-story, approximately 62,761 sq. ft. (3.6 FAR) mixed residential and commercial building. The upper floors of the building would contain approximately 58,172 sq. ft. of residential floor area with 80 dwelling units (of which approximately 24 would be permanently affordable). There would be approximately 4,589 square feet of retail floor area on the ground floor and 3,205 square feet of retail storage in the cellar. The building would contain 41 parking spaces (30 spaces for residential use and 11 spaces for commercial use).



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.

Effective Date(s) of Rezoning
05-19-2022 C 220050 ZMO

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.

5d	6b	6c
8c	9a	9c
8d	9b	9c

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NOTE: Zoning information as shown on this map is subject to

30-11 12th Street, Queens Area Map

Block: 506, Lots: 1 (pio), 3, 5, 6 (pio) & 67 (pio)
Block: 515, Lots: 19, 25, 27, 28, 29 & 31 (pio)

Project Information

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

Existing Commercial Overlays & Zoning Districts

- | | | | |
|--|--|--|-------------------|
| | | | Zoning Districts |
| | | | Special Districts |
| | | | |
| | | | |
| | | | |

- 5037 Block Numbers
- Property Lines
- 5 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





7. View of the Development Site facing southwest from 30th Avenue.



9. View of Welling Court facing west from the intersection of 30th Avenue and 12th Street (Project Area at left).



8. View of 12th Street facing southwest from the intersection of 30th Avenue and Welling Court (Development Site at left).





4. View of the Project Area facing southeast from 30th Avenue.

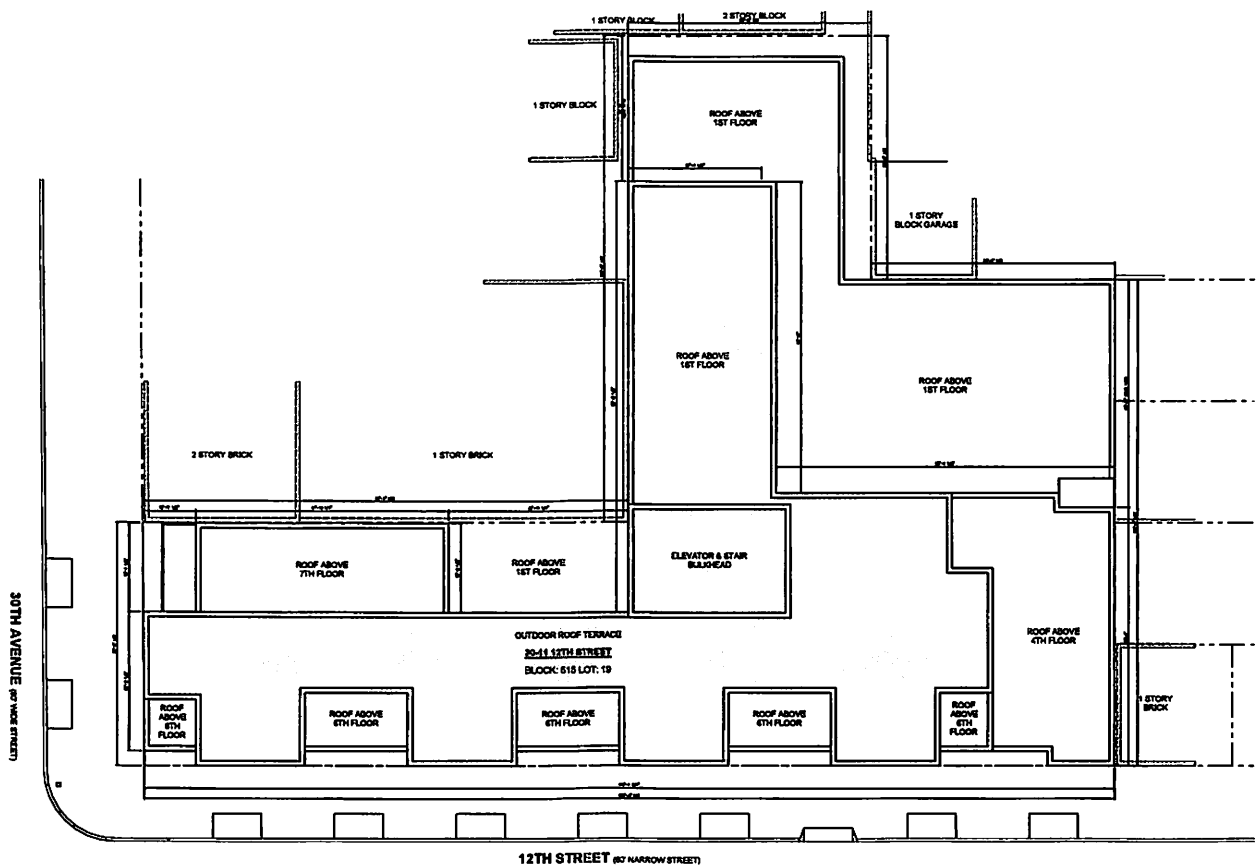


5. View of 30th Avenue facing northwest (Development Site at left).



6. View of the Development Site facing southwest from 30th Avenue.





**30-11 12TH STREET
REALTY LLC**
1301 53RD STREET PMB 84
BROOKLYN, NY 11219

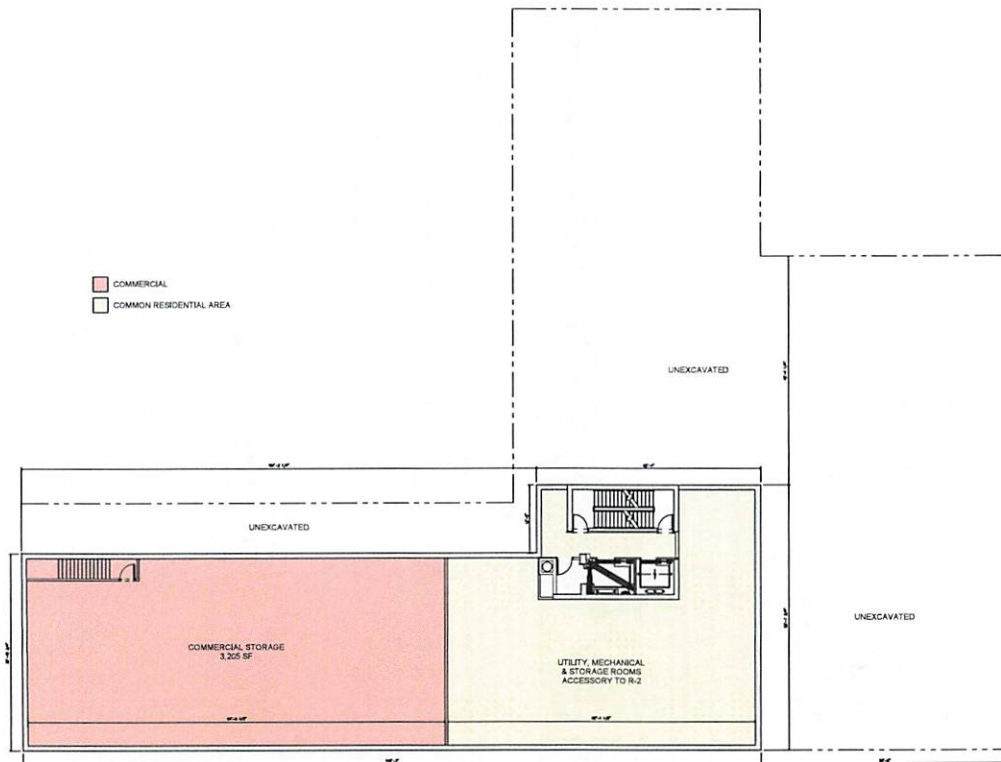


30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

SITE PLAN

A-04.00



30-11 12TH STREET
REALTY LLC
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

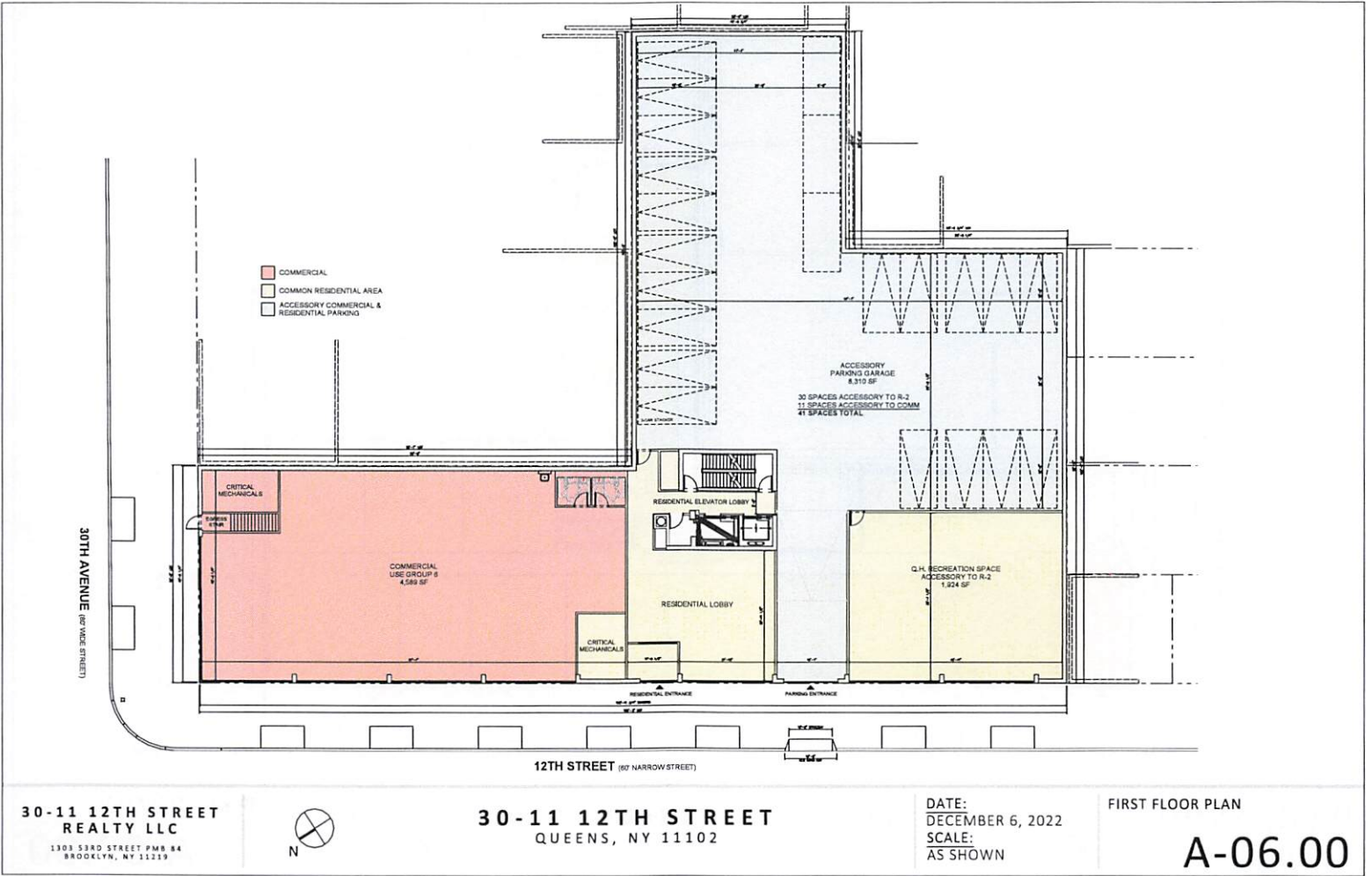


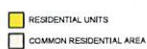
30-11 12TH STREET
QUEENS, NY 11102

DATE:
DECEMBER 6, 2022
SCALE:
AS SHOWN

CELLAR PLAN

A-05.00





DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

A-07.00



30-11 12TH STREET
REALTY LLC
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

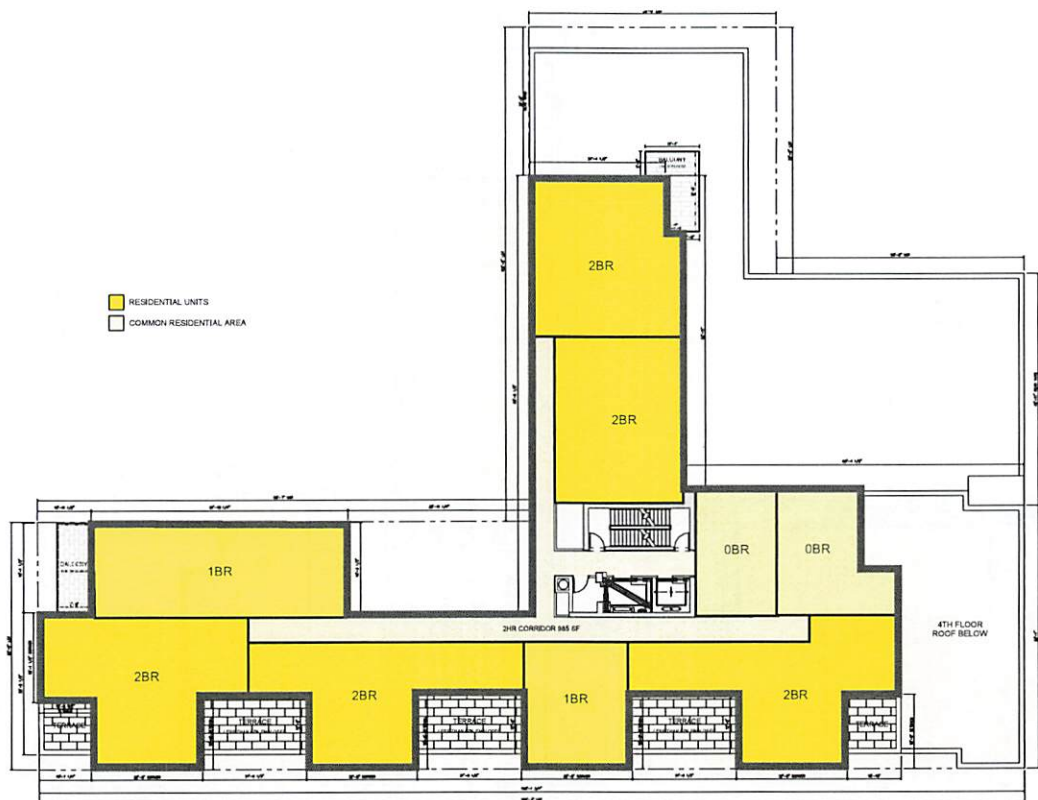


30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

4TH - 6TH FLOOR PLAN

A-08.00



30-11 12TH STREET
REALTY LLC
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

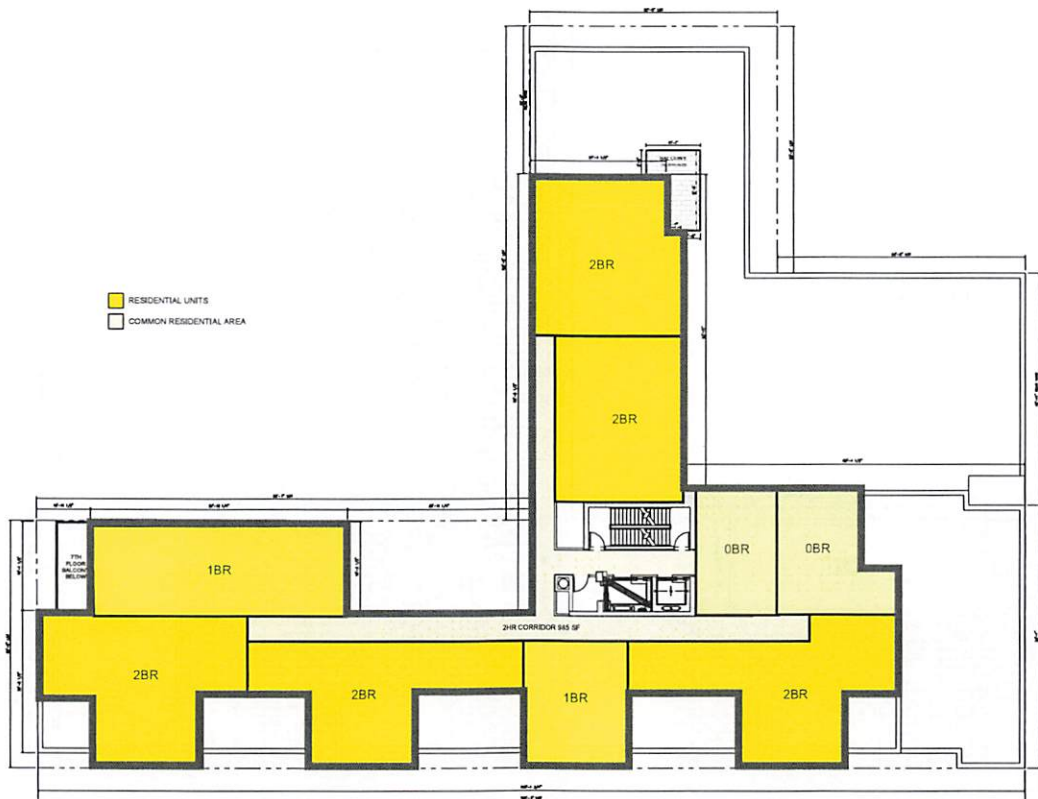


30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

7TH FLOOR PLAN

A-9.00



**30-11 12TH STREET
REALTY LLC**
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

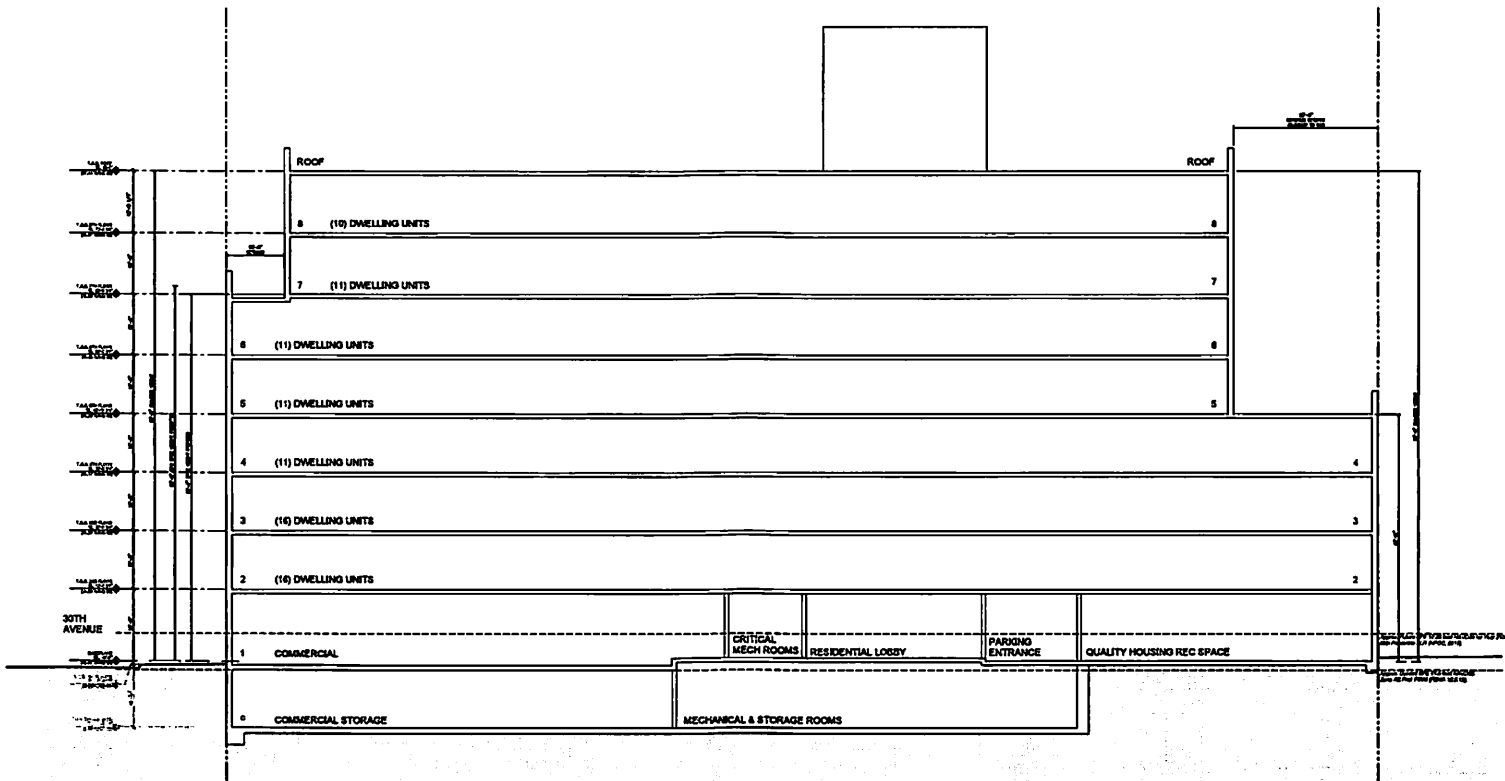


30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

8TH FLOOR PLAN

A-10.00



30-11 12TH STREET
REALTY LLC
1103 53RD STREET PMB 84
BROOKLYN, NY 11219



30-11 12TH STREET
QUEENS, NY 11102

DATE:
DECEMBER 6, 2022
SCALE:
AS SHOWN

BUILDING SECTION

A-12.00



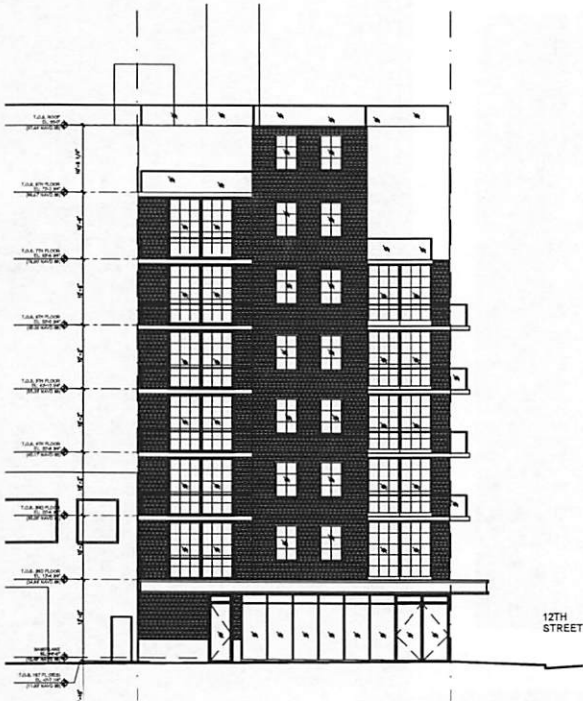
30-11 12TH STREET
REALTY LLC
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

BUILDING ELEVATIONS

A-13.00



30-11 12TH STREET
REALTY LLC
1303 53RD STREET PMB 84
BROOKLYN, NY 11219

30-11 12TH STREET
QUEENS, NY 11102

DATE:
MARCH 1, 2022
SCALE:
AS SHOWN

BUILDING ELEVATIONS

A-14.00



30-11 12th Street **Rezoning**

Queens Community Board 1

Land Use Committee Meeting

November 1, 2023



NYC Digital Tax Map

Effective Date : 10-22-2013 10:21:40
End Date : Current
Queens Block: 515

Legend

-  Streets
-  Miscellaneous Text
-  Possession Hooks
-  Boundary Lines
-  Lot Face Possession Hooks
- Regular
-  Underwater
-  Tax Lot Polygon
-  Condo Number
-  Tax Block Polygon

 Zoning District Line

Development Site

● ● ● ● ● Area Proposed to be Rezoned

R6B Existing Zoning District

 Existing C1-3 Overlay

R6A Proposed Zoning District

 Proposed C2-3 Overlay

