



City of New York
Community Board #1, Queens

The Pistilli Grand Manor
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Borough President, Queens
Michael Carlier
Director, Community Boards
Evie Hantzopoulos
Chairperson
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District Manager

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Parks/Recreation/

Cultural

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Richard Khuzami

Public Safety

Christopher Hanway

Transportation

Dominic Stiller

REGULAR MONTHLY MEETING and PUBLIC HEARING

Tuesday, May 20, 2025, 6:30 p.m.

Astoria World Manor

25-22 ASTORIA BOULEVARD

Meeting is in person; public may view on YouTube Livestream

<https://youtube.com/live/u9iutBX221A>

6:30 PM PUBLIC HEARING/REGULAR BOARD MEETING

**Public Hearing Item #1: IKOS Rezoning for Senior Living Facility
at 32-07 31st Street**

Applications submitted on behalf of NYC Housing Preservation and Development, HANAC, Inc. and Mega Development LLC proposing zoning changes and other actions affecting all or portions of 20 tax lots on 31st Street, south of Broadway in Astoria.

- a) Zoning Map Amendment C250208ZMQ to change existing R5 and R5/C1-2 zoning districts to C4-5 along both sides of 31st Street, south of Broadway and a C4-2A district along 32nd street.
- b) Amendment of Appendix F of the Zoning Resolution N250209ZRQ to establish a Mandatory Inclusionary Housing Area (MIH) under Option 1 across the rezoning area.
- c) Urban Development Action Area Program (UDAAP) Designation C250207HAQ of the senior housing site (Block 611, Lot 25), for disposition of city-owned property to a developer selected by HPD.

These actions will facilitate construction of a 13-story, independent senior residence with 167 permanently affordable units, landscaped rooftop and rear yard open spaces for residents and ground floor commercial uses along 31st Street. The new development would occupy a city-owned site (now used for municipal parking. The development would also include a three-story 6,200 SF community center on 32nd Street with programs open to the general public.

The rezoning area also includes privately-owned properties that would also be rezoned to C4-4 for future development:

Block 587, Lot 43 (20,600 SF) on the west side of 31st Street is improved with a vacant, one-story, 11,475 SF commercial building with an accessory parking lot. No development is currently proposed for this site.

Block 611, Lot 21 (8,000 SF) adjacent to the senior housing site on 32nd Street is improved with a one-story community facility building occupied by a local community organization.

Portions of residentially-developed lots on Blocks 611 and 587 (10-foot or 20-foot strips of side or rear yards that abut the rezoning areas) only to establish clear dimensions on the NYC Zoning Map for the new C4-5 and C4-2A district boundaries.

**Public Hearing Item #2: Long Island City Neighborhood Plan Rezoning C 250176
ZMQ Actions within CD1Q**

The Department of City Planning (DCP) is proposing zoning changes for the area adjacent to the Dutch Kills Subdistrict of the Special Long Island City Mixed Use District in both Community Boards 1 and 2 and adjacent to Queensbridge Houses. The proposed rezoning actions, most of which affect CB2Q, respond to needs and issues raised in the OneLIC Neighborhood Plan, a framework for meeting the current and future needs of LIC residents and businesses that include increased opportunities for more affordable housing, creation and improvement of public open spaces, addressing critical infrastructure deficiencies and future resiliency issues and increasing public access to the waterfront. If approved, these rezoning actions are projected to create within the next ten years 14,700 housing units, with 4,300 income-restricted units and community facility, commercial and industrial uses that could generate 14,000 jobs across the Plan's study area.

A total of 25 rezoning actions are proposed within CD1Q in the LIC Neighborhood Plan application number C250176ZMQ. Four of those actions affect lots on Blocks 392, 393, 409, 410, 411, 412, 42s and 426 in Dutch Kills and the area across 21st Street from Queensbridge Houses.

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Thomas Wright Fernandez
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- a) change an M1-3 District to M1-4A property bounded by a line 225 feet north of 40th Avenue, 23rd Street, a line 100 feet north of 41st Avenue and a line midway between 22nd and 23rd streets;
- b) change an M1-3 District to M1-5A property bounded by a line 225 feet north of 40th Avenue, a line midway between 22nd and 23rd streets, a line 200 feet north of 41st Avenue, 23rd Street, 41st Avenue and 21st Street;
- c) change an M1-5 District to M1-6A/R10 property bounded by 41st Avenue, 23rd Street, Queens Plaza North and 21st Street;
- d) establish a Special Long Island City District (LIC) bounded by a line 225 feet north of 40th Avenue, 23rd Street, Queens Plaza South and 21st Street. (The southern boundary of the Special District extends into CD2Q.)

PUBLIC SESSION – Members of the public are invited to speak. Limited to two (2) minutes per speaker.

BUSINESS SESSION - Only board members are permitted to speak during this portion of the meeting

- Adoption April 2025 Minutes
- Chair’s Report
- District Manager’s Report
- Committee Reports
 - Consumer Affairs: Vote on NYSLA and Dining Out NYC and OCM Applications
 - Other committee votes as needed
- Old/New Business

ELECTED OFFICIALS/REPRESENTATIVES

- Announcements/Updates

ADJOURNMENT

**Next Regularly Scheduled Board Meeting
June 17, 2025**



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