



**City of New York
Community Board #1, Queens**

The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

Donovan Richards Jr.
Borough President, Queens
Michael Carlier
Director, Community Board
Evie Hantzopoulos
Chairperson
Florence Koulouris
District Manager

EXECUTIVE BOARD

Chairperson
Evie Hantzopoulos
First Vice Chairperson
Amy Hau
Second Vice Chairperson
Thomas Ryan
Third Vice Chairperson
Corinne Wood-Haynes
Executive Secretary
Daniel Aliberti
Sergeant-at-Arms
Tyrone Gardner
Ex-Officio
Marie Torniali

COMMITTEES &
CHAIRPERSONS
**Business/ Economic
Development
Co-Chairs**

Brian Martinez
**Capital/Expense Budget
Co-Chairs**
Amy Hau
Corinne Wood-Haynes
**Communications and
Public Outreach**
Huge Ma
Consumer Affairs/Licenses
Kathleen Warnock
**Education/Libraries/Youth
Services**
Amin Mehedi
Environmental/Sanitation

Health & Human Services
Shahenaz Hamde
Housing
Katie Ellman
**Land Use & Zoning
Co-Chairs**
Elizabeth Erion
Andreas Migias
**Legal/ Legislative/
Parliamentary**
Rod Townsend
Office Budget and Staff
Evie Hantzopoulos
**Parks/Recreation/
Cultural
Co-Chairs**
Richard Khuzami

Public Safety
Christopher Hanway
Transportation
Dominic Stiller

MEMORANDUM

TO: Members of the Land Use and Zoning Committee
& All Interested Board Members

FROM: Elizabeth Erion, Co-Chair, Andreas Migias, Co-Chair
Land Use and Zoning Committee

RE: Land Use and Zoning Committee Agenda
Wednesday, May 7, 2025

DATE OF MEMO: April 30, 2025

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

Applications were filed with the Department of City Planning on behalf of NYC Housing Preservation and Development (HPD), HANAC, Inc. and Mega Development LLC requesting:

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

If approved, these actions would facilitate construction of a 13-story (135') mixed-use building with floor area totaling approximately 106,800 SF (total FAR of 5.11) on a city-owned, through-block lot now used for municipal parking. The Proposed Development Site (Block 611, Lot 25 and portions of 13 adjacent lots) is on the east side of 31st Street, 100 ft. south of Broadway. The project would provide 167 permanently affordable residential units (94,067 SF) for independent senior households under the City's Affordable Independent Residence for Seniors program (AIRS). Ground floor commercial uses are proposed along 31st Street (approximately 6500 SF) with spaces set aside for senior programming and senior social services. Three landscaped, rooftop open areas for residents totaling approx. 1,600 SF are proposed on top of the first-, seventh and 13th floors of the facility. A three-story community center (6,200 SF and 40' Ht.) that fronts on 32nd Street would connect to the main building on the ground floor.

The rezoning area also includes two large lots that could be redeveloped under the new zoning as of right. Block 587, Lot 43 on the west side of 31st Street has a lot area of 20,600 SF and would likely be redeveloped with a nine-story, 121,600 GSF mixed-use building with 126 units, 32 to 38 MIH units and 4,500 GSF of retail space. The lot is currently occupied by a vacant, one-story, 11,500 SF building and a 61-car parking lot. Block 611, Lot 21 is an 8,000 SF lot area currently occupied by a one-story, 7,200 SF community facility. The lot is owned by a local community organization, operates as a cultural facility and was considered less likely to be redeveloped as of right.

Continued on next page
turnover

BOARD MEMBERS (cont.)

Michelle Amor
Cristian Batres
Kian Betancourt
Ann Bruno
Gerald Caliendo
Jean Marie D'Alleva
Christina Chaise
Jacqueline Diaz
Stacey Eliuk
Robert Feltault
Dean O. Feratovic
Adam Fisher-Cox
Frank Fredericks
Jacqueline Ibarra
Vanessa Jones-Hall
Raga Maddela
Athanasios Magoutas
Patricia Mahecha
Stella Nicolaou
Dino Panagoulis
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Dominique Robinson
Plinia Sarchese
Judy Trilivas
Mario Vergara
Ryan Van Manen
Quinella Williams
Thomas Wright Fernandez
Pablo Zuniga

**Item #2 One LIC Neighborhood Plan/Rezoning Public Hearing in June
Committee Review of rezoning application certified April 21, 2025**

Continued discussion with planning consultant, George Janes. Discussion should focus on any changes made to the proposed zoning districts for CD1Q, review of the Draft Environmental Impact Statement (DEIS) for comment to DCP and optional responses to CPC on the proposed zoning changes. The area proposed to be rezoned is generally bounded by 21st Street, Queens Plaza North, 23rd Street and midway between 40th and 39th avenues.

Business Session

- Old Business /New Business
 - a. Approval of minutes
 - b. Next Meeting: Wednesday, June 4, 2025
- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, May 7, 2025 6:30 PM via Zoom. You may join online or via telephone.**

Your attendance is very important as a committee member. We will be reviewing information at the committee level.

Please call the Board Office if you will be attending via telephone to share your information. All interested Board Members are welcome to attend.

Thank you.

Community Board 1, Queens invites you to a Zoom Webinar/Session

When: May 7, 2025 06:30 PM Eastern Time (US and Canada)

Topic: Community Board 1, Queens Land Use and Zoning Committee

Join Zoom Meeting:

<https://us02web.zoom.us/j/83677173227?pwd=uwwwBzPumwPHYyXDTJYRKC2iAVrRcT.1>

Webinar ID: 836 7717 3227

Passcode: 250061

Phone one-tap:

+19292056099,,83677173227#,,,,*250061# US (New York)

+16469313860,,83677173227#,,,,*250061# US

Join via audio:

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Webinar ID: 836 7717 3227

Passcode: 250061

International numbers available:

<https://us02web.zoom.us/j/kvusqVE07>

Community Board 1, Queens invites you to a Zoom Webinar/Session

When: May 7, 2025 06:30 PM Eastern Time (US and Canada)

Topic: Community Board 1, Queens Land Use and Zoning Committee

Join Zoom Meeting:

<https://us02web.zoom.us/j/83677173227?pwd=uwwwBzPumwPHYyXDTJYRKC2iAVrRcT.1>

Webinar ID: 836 7717 3227

Passcode: 250061

Phone one-tap:

+19292056099,,83677173227#,,,,*250061# US (New York)

+16469313860,,83677173227#,,,,*250061# US

Join via audio:

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Webinar ID: 836 7717 3227

Passcode: 250061

International numbers available: <https://us02web.zoom.us/j/kvusqVE07>