

**Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday May 20, 2025**

Present:

Michelle Amor
Kian Bentancourt
Christina Chaise
Jean Marie D'Alleva
Stacey Eliuk
Katie Ellman
Elizabeth Erion
Robert Feltault
Dean Feratovic
Adam Fisher-Cox
Frank Fredericks
Shahenaz Hamde
Evie Hantzopoulos
Christopher Hanway
Amy Hau
Richard Khuzami
Raga Maddela

Athanasios Magoutas
Patricia Mahecha
Brian Martinez
Amin Mehedi
Andreas Migias
Dino Panagoulas
Phyllis Parra
Juliet Payabyab
Thomas Ryan
Plinia Sarchese
Marie Torniali
Rod Townsend
Ryan Van Manen
Mario Vergara
Kathleen Warnock
Quinella Williams
Corinne Wood-Haynes
Thomas Wright Fernandez

Excused

Daniel Aliberti
Cristian Batres
Ann Bruno
Gerald Caliendo
Tyrone Gardner
Jacqueline Ibarra
Vanessa Jones-Hall
Huge Ma
Stella Nicolaou
RoseMarie Poveromo

Absent

Jaqueline Diaz
Dominique Robinson
Dominic Stiller
Judy Trilivas
Pablo Zuniga

Board Staff:

Florence Koulouris, District Manager

Elected Official / Representatives:

Office Borough President - Claire Collins
Congress Velasquez - Tiffany Echevarria
Congress Ocasio-Cortez - Angela Sherpa
Senator K Gonzalez - Kaylyn Munoz
Assembly Raga - Michi Dihin / Kazi Maryam
Assembly J G-Rojas -Janggo Mahmud
Assembly Mamdani - Benjamin Lotto
Council Caban - Melissa Correa
Council J Won - Farah Salam
Office of the Mayor - Megan Yuan
Office NYC Public Advocate - Brian Straub

Chair Evie Hantzopoulos: Meeting called to order at 6:30pm. Chair Hantzopoulos introduced new board members and presented the agenda for the evening.

Public Hearing Item #1 Presented by HPD: 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.

Proposal Highlights:

Footprint: 13-story, independent senior residence with 167 permanently affordable units for senior citizens; 132 studio apartments; 35 one-bedroom apartments; 1 two bedroom superintendent apartment; Prevailing wage project for construction and operations; MWBE companies will be utilized; the site was a former municipal parking lot plus a private site.

Eligibility: Affordable to seniors earning 50% of the area median income (up to \$62,150 for a family of 2); no tenant will pay more than 30% of their income towards rent; each unit accepts Section 8 vouchers; 30% of the units occupants will be formerly homeless; 20% of units will be reserved for Astoria residents; 5% of units will be reserved for civil servants; Units are available for additional 5% of units; units will be available through www.housingConnect.NYC.gov

Amenities: Gym, computer room, game room and a social services office to include: workforce development, health and wellness programs, transportation services, and arts and educational workshops. Additional services will be provided for formerly homeless seniors; a separate 6,200 sf senior center will offer programs for residents and the public.

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Q&A

Jean Marie D'Alleva - Do tenants pay for electricity?

Emanuel Kokanakis (Mega): It's included in the rent.

Shahenaz Hamde - I want to disclose that I work for HANAC so I can not vote on this item.

Amin Mehedi - Is there parking for the building and will you improve the sewer system to avoid flooding?

Annabella Manet (HPD) & Emanuel Kokanakis (Mega): No parking is proposed for this project. No improvements will be done to the sewers. The project will be built within the site retention measures so that the condition is going to be significantly improved. The building will contain retention tanks and the roof will be designed so all rainfall will stay within the site and not be immediately discharged into the sewer system.

Dino Panagoulis - Since the building is all electric, what measures are you taking to assist tenants if the power goes out and how will an all electric building affect the power grid?

Emanuel Kokanakis (Mega): The project includes an emergency diesel operated generator and refuge for seniors in the event of an emergency.

Christopher Hanway - Is the community center for residents only and will the project be built by union workers?

Sam Bertnik (HANAC) & Emanuel Kokanakis (Mega) - The center is for the senior residents and members of the community. The majority of the project will be union. The entire project is prevailing wage.

Corinne Wood-Haynes - Will there be opportunity for members of the community to be hired by unions working on this project?

Emanuel Kokanakis (Mega) - Mega Development is an open shop. Subcontractors perform all the trade work. Subcontractors work with Hire NYC and Building Skills which train local residents who are interested in joining the trades. They make sure new hires are certified and qualified before recommending them to subcontractors. Mega Development is not part of the on-boarding process. That is up to the unions themselves. Anyone who steps foot on the site will be paid prevailing wage which is equivalent to the union wage. We can't control who the union hires.

Chair Evie Hantzopoulos - Just to clarify, you are not contracting with unions directly, but whoever is hired to work on the project will be paid prevailing wages?

Emanuel Kokanakis (Mega) - Correct

Christina Chaise - When there is a HUD project there is section 3 protocol which is hiring within the neighborhood so I would like to recommend direct recruitment of Ravenswood Houses, Queensbridge Houses, Woodside Houses, and Astoria Houses because we have a lot of folks ready to work who are just in need of training. Will seniors making 30% AMI or less qualify for this project? Considering the current federal political climate, is there a deeper perpetuity for this project beyond 40 years?

Annabella Manet (HPD) & Sam Bertnik (HANAC) - Developers usually continue these projects beyond the 40 years - I believe it is called a balloon mortgage, so typically developers opt to stay with the project to continue the financing. While the question of the larger political atmosphere is out of our control, HPD

employees are fighting to continue affordable housing programs. With respect to the AMI, there is no lower limit, there is a maximum limit - the bottom is zero.

Phyllis Parra - I understand the roof water retention, but right now the site is a parking lot without bathrooms, dishwashers, washer dryers etc., How are you going to be able to handle the water coming in or going out?

Emanuel Kokanakis (Mega) - There is roof retention as well as site retention. This project will be undergoing a SWIP (Solid waste Implementation Plan) approval process through DEP to ensure that it does not create an additional burden on the sewer system.

Richard Khuzami - Will there be any medical facilities on site and will there be an ambulance bay? Can you confirm that the supermarket site across 31st street will be upzoned?

Annabella Manet (HPD) & Emanuel Kokanakis (Mega): This rezoning proposal does go across the street. We have provided an analysis of the current former Rite Aide site - I think it's a Food Town now. It can go up to the same height and FAR (Floor Area Ratio) available and would result, if redeveloped, in a building that could produce over 100 dwelling units, but with MIH at least 25% of those would have to be affordable. We do have ground floor retail and we do hope to attract a medical tenant. We have a community facility facing 32nd street. We need to afford ourselves some level of flexibility. 31st Street is a vibrant retail corridor, so we want to be able to keep our options open to afford the financing to develop the space. We like to do community complimentary retail to the best we can.

Kathleen Warnock - I'm interested in the services available for the previously unhoused seniors. Also, how do you plan to deal with residents who can no longer live independently?

Sam Bertnik (HANAC) - HANAC has experienced staff handling formally homeless individuals. We have multiple different projects utilizing the SARA (Senior Affordable Rental Apartments) program. When a senior can no longer live independently, HANAC staff will assess the best living options for them - be it in a HANAC facility or in a different facility that is trusted to give them the care that they deserve.

Christina Chaise - I feel like the site across the street is just being slipped under. Is there an option for public greenspace to balance out the sunlight and air that this building will be taking up?

Annabella Manet (HPD) & Emanuel Kokanakis (Mega) - The site across the street is theoretical. It is not being proposed for development as part of this project. We have to include it to show what the impact will be. It doesn't include the stores on Broadway. It doesn't include anything other than the municipal lot.

Chair Evie Hantzopoulos - Just to follow up on that, you haven't spoken to the owners of the lot across the street about the rezoning? This wasn't part of the original proposal brought to the Community Board.

Annabella (Manet) - The boundary of the rezoning proposal always included these other sites. Part of that is when we work with City Planning we take what would be a rational boundary mid block. The senior housing is going on the municipal lot. We did present this current zoning proposal to the Land Use committee in October.

Marie Torniali - Who will be furnishing the apartments designated for the formerly homeless?

Sam Bertnik (HANAC) - HANAC will be furnishing them in its entirety.

Kian Bentancourt - Can you talk more about the transportation options?

Sam Bertnik (HANAC) & Stacy Bibliagos (HANAC) - HANAC uses a variety of buses and shuttles through grants and city contracts to get them where they need to go. HANAC makes sure seniors are mobile and can get to where they want to go on HANAC owned buses.

Richard Khuzami - What effect did the proximity to the Broadway station have in terms of the facility across the street - the upzoning of the supermarket? Was there any thought of creating a dedicated entrance to the subway for the seniors from the building?

Annabella Manet (HPD) - Because it would be transit-oriented development, and this station happens to be getting its own elevator through the MTA capital plan, it was considered a good area for the project. You may be referring to the MTA certification process that if a site is being built near a station it needs to provide an entrance, that is not the case here.

Christina Chaise - Could you consider providing some public green space since the area is so industrial?

Annabella Manet (HPD) & Emanuel Kokanakis (Mega) - There is no plan for public green space but the project does contain private green space. We do have tree pits and we can discuss public facing benches.

Chair Evie Hantzopoulos - Since this is public space being used, I would push back and ask that the private green space be made public. My last question has to do with the UDAAP (Urban Development Action Area Program) designation - isn't that for blighted areas?

Annabella Manet (HPD) - UDAAP can apply to any city-owned site. It's a mechanism to ensure that a project plan remains in place - it's the teeth that will ensure that the project will continue. The developer would be receiving a tax break or tax incentive to be able to build the affordable housing to finance the affordable housing and to ensure that the public space is used for the approved plan.

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Public Comments:

Amanda Bruton - Supports affordable senior housing but says the 13 stories is out of character with the neighborhood. She recommends 5 stories spread across several lots. She also is opposed to luxury housing on adjacent lots.

Neal Haden - Will the studios have bathrooms equipped with grab bars?

Emanuel Kokanakis (Mega) - Yes.

Joseph Mirabella - 31st Street Business Association. How is the plan going to mingle with the upcoming DOT transit proposal?

Evie Hantzopoulos - You brought up a point about accessibility and that's fine, but this is not just anyone who's going to come forward and talk about the bike lane that you can do during the public comment section, because we want to talk about the housing proposal.

Ethan Chau - Is opposed to the building size because it will block the sun.

Bill Milios - How will the construction impact the homes adjacent to the parking lot? What mitigation will take place to ensure quality of life is not disrupted during construction?

Emanuel Kokanakis (Mega) - Mega and HANAC will work with the community going forward. They will keep the property safe and insure against damage.

Vito DiGregorio - Electrician states that the grid can not support a 13 story building.

Jose Poleno - Request more time for public comment.

Evie Hantzopoulos - Comments can be sent into the Community Board as well as contacting the Councilmember.

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Public Hearing Item #2: Chair Evie Hantzopoulos recused herself from this portion of the meeting and handed the gavel over to Amy Hau.

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.

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.)

Proposal Highlights:

OneLIC plan was developed with input from the community and elected officials during numerous engagement opportunities.

Approval of the OneLIC plan would mean adding more homes in the area, including more affordable homes. It would create more opportunities for jobs across existing and growing industries and it would bring improvements to public spaces and the necessary infrastructure investments to support a successful, thriving, resilient, mixed-use neighborhood.

OneLIC is projected to create close to 14,700 new homes, of which approximately 4,300 would be permanently income restricted and rent regulated. The plan would also create nearly 3.5 million square feet of commercial and industrial space and community facility floor area. This space would support approximately 14,400 new jobs.

The goal is to develop in an area that has numerous transit options that provide access to essential services and employment opportunities.

No vote will be taken on this project during this meeting.

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Q&A:

Dino Panagoulis - Questions whether the grid can support the load of a 13 story, all electric building as the community is currently receiving notices from Con Edison telling residents to shut off their electricity.

Colin Ryan (DCP) - The study did not find a specific negative impact regarding energy. There are projects for green renewable energy in the pipeline. Can not address Con Edison issues.

Corinne Wood-Haynes - Con Edison has been changing underground pipes constantly which shows a problem. The area is overdeveloped. Super structure buildings will impact the infrastructure. We have at least 3 gas outages a week at the Queensbridge Houses.

Dino Panagoulas - Feels the community is being gaslighted when they are told the study shows that a 1300 foot building will have no negative impact.

Kathleen Warnock - Thousands of new people utilizing a very shaky infrastructure with new power sources coming in may create an unwanted result.

Thomas Wright Fernandez - The language used is "no significant impact". We don't know what "significant" means. The environmental review page removes the word significant. Believes the community is being misled as well as gaslit.

Colin Ryan (DCP) - The DCP follows a SEQR (State Environmental Quality Review) technical manual which contains the definition of "significant". Agrees that the plan could be made more clear.

Brian Martinez - Bringing more business to the area while businesses are being pushed out due to high rent will not be helpful.

Richard Khuzami - Community Board 1 & 2 are paying the price because politicians in other areas were given the opportunity to opt out of the City of Yes.

Rod Townsend - What is the plan to help the businesses being displaced by OneLIC.

Colin Ryan (DCP) - OneLIC tries to maintain M districts. Working closely with LIC partnership to address industrial business needs and resources. DCP in coordination with SBS (Small Business Services) and EDC (Economic Development Commission) is undertaking an industrial citywide plan to grow industry across the 5 boroughs.

Stacey Eliuk - What is the plan to improve the transportation experience with the increased population.

Colin Ryan (DCP) - We are proposing mitigations to impacts identified in the study. The final environmental impact statement will be out in September after the Community Board review period.

Chair Evie Hantzopoulos - What is the number of people the housing will support in this area? What are the lots under the bridge marked as potential open space being used for now? What is the height of the building across from Queensbridge?

DCP - I don't have the number of people right now, but I will get you that number. The DOT sites are being utilized by DOT right now. The maximum allowable height of the building across from Queensbridge is capped at 75 stories.

Christina Chaise - The answer to the Chair's population question - according to the DEIS (Draft Environmental residents plus workers would be 62,639 with the increment option 42,209 people. The transportation impacts aren't really addressed in the plan. Why propose unlimited height for the site adjacent to Queensbridge which will be majority luxury housing, especially since solar panels were just installed on the rooftops of NYCHA and the shadows will impact those? Why was Ravenswood Houses not included in the context area?

DCP - The context area is defined in the DEIS at .25 or .5 miles from the project area. I think Ravenswood wasn't captured because of that specific radius. Even if it wasn't captured, we are speaking with NYCHA and the councilmember to make specific investments in the community. When we analyzed the heights around the sites north of Queens Plaza north we realized we do have buildings at that height as well. Part of the plan is to bring as much affordable housing to the area which means zoning up.

Ryan Van Manen - To what extent was the Army Corps of Engineers proposal to make a sustainable and resilient waterfront considered in OneLIC proposal?

DCP - DCP has been working with the Army Corps of Engineers to protect our shorelines against storm surge.

Christina Chaise - What is the long term plan to invest in Queensbridge Housing as development occurs around it.

DCP - We recognize Queensbridge Houses is the largest public housing in the world. We are trying to reincorporate the campus to allow residents to have access to amenities.

Corinne Wood-Haynes - What is actually being done to stop this development from negatively impacting the Queensbridge Houses? There is no rezoning going on around 9th, 10th, 11th, 13th Streets; that's part of LIC too. Those areas are war zones. People live differently there - they live on the sidewalks. There is nothing in this proposal specifically for the residents of Queensbridge Housing.

DCP - We look forward to working with the residents of Queensbridge Housing to bring about positive development.

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Public Comment

DeeAnn Gorman - Is concerned about lack of sunlight, traffic, sink holes, flooding, overtaxing the grid. Encourages long term, realistic planning.

Daoling Hsia - Representing business and property owners in IBZ zone about 7 blocks. IBZ has never worked for the businesses. The goal is to preserve and bring in more industry, but how will the businesses operate while so much construction is taking place in the area and the traffic pattern is already a problem.

Donal Cogdale - Hope Astoria Church - Disappointed because the recommendations of the community doesn't match the OneLIC plan. Feels like a typical luxury zoning plan which is not what the community needs instead of affordable housing.

Uzn Ugin - Manages property lots in IBZ. Worked in and around the area for 30 years. OneLIC does not add enough residential units. Recent traffic changes make it impossible for businesses to operate in the IBZ because large trucks cannot deliver into the zone. Areas north and south of IBZ are already zoned for mixed use.

Chair Evie Hantzopoulos - The board will be voting on this in the June meeting. Would like DCP to spell out what the actual commitments are as part of the OneLIC plans. We have heard about a lot of things that might happen, but we need to hear actual commitments.

You Tube marker 1:53;50

Public Session

David Kupferberg - MTA Queens Bus Network redesign. Questions the service areas and commuter friendliness of the proposed B62 extension and Q101 route.

Ted Psahos - Project NYC - Students cleaned up around St. John's; Students distributed 1000 books in the area; Teens will host a makers-fair to encourage entrepreneurship. Invite the community to get involved in the program. www.projectnyc.org

Constantine Lambiris - Bike lanes on 31st Avenue - Advocating for personal responsibility for everyone who walks, cycles and drives on New York City Streets to keep people safe.

Neal Haden - Bike Lane on 31st Avenue - The area surrounding 31st Avenue is becoming a mess due to the DOT changes. The system is chaotic and needs further review.

Tara Delleva - Bike lane on 31st Avenue - The changes have made it unsafe for children and seniors to cross the street.

You Tube marker 2:04:45

BUSINESS SESSION - You Tube marker 2:14:29

Motion to adopt April minutes - Rod Townsend Second - Amin Mehedi No Discussion - Motion carries. 0 Opposed 0 Abstentions.

Reports:

Chair Report, Evie Hantzopoulos - You Tube marker 2:14:53

Committee assignments are in your packets and will go out by email. Please attend your committee meeting. Anyone can attend any committee meeting whether you are assigned to it or not. Encourage new members to other committee meetings to understand what is happening. Also, if you want to share your contact information please fill out the sheet.

District Manager's Report, Florence Koulouris - You Tube Marker 2:15:59

Issued a thank you to CB2, Debbie Markell Kleinert, the Mayor's Office and all city colleagues for their work setting up the joint CB 1 & 2 Public Hearing on May 21, 2025 6pm at Laguardia Community College on Thomson Avenue.

Business & Economic Development, Brian Martinez - You Tube marker 2:18:29

No report - next scheduled meeting June 10, 2025.

Communications & Public Outreach, Quinella Williams - You Tube marker 2:18:38

Consumer Affairs/Licenses, Kathleen Warnock - You Tube marker 2:18:54

Update on location formerly known as Republic which was not a good neighbor- applications for licenses under the name La Macarena with many different names of owners and or representatives have been submitted and withdrawn several times over the last several months leaving the committee unsure of who actually owns the business. Therefore the committee cannot recommend that their liquor license be approved.

Motion to approve all the liquor, outdoor dining and cannabis dispensary licenses on the May list (see excel sheet attached to the minutes) except for La Macarena - Frank Fredericks

Second - Dino Panagoulas You Tube marker 3:28:00

Discussion on the motion:

Athanasios Magoutas - Regarding the stipulations - I would like to recommend that we put into the stipulations that establishments operating valet services can not block off public space to do so.

Kathleen Warnock - This is an issue with several places.

Rod Townsend - Can we have a copy of the stipulations included in next month's packet?

Chair Evie Hantzopoulos - We will send stipulations by email and it will be included in your packet next month.

Brian Martinez - Disclosed that he can not vote because he is one of the applicants.

The Question is called - Motion carries - 31 In Favor - 0 Opposed - 3 Abstentions

Education/Libraries/Youth Services, Amin Mehedi - You Tube marker 2:28:27

The Department of Education representative could not attend our May meeting so we couldn't finalize our letter. I will finalize the letter next month.

Health & Human Services, Shahenaz Hamde - You Tube marker 2:28:56

No meeting, no report

Housing, Katie Ellman - You Tube marker 2:29:19

Recommends new board members watch the Land Use meeting recordings. I hope to have a meeting in June.

Land Use & Zoning, Elizabeth Erion - You Tube marker 2:30:30

The Committee supports the rezoning of the municipal site but has a problem with the carte blanche zoning on the site across the street. It is out of character for the neighborhood. We understand the need for additional housing, but it shouldn't negatively impact the neighborhood. The committee also wants the affordable housing component to be truly affordable.

Motion to support conditional approval of the IKOS rezoning for Senior Living Facility at 32-07 31st Street, only if the proposed C45 zoning district is limited to the east side of 31st Street to allow development of the senior residence and public access to the outdoor space - Elizabeth Erion second Marie Torniali. You Tube marker 2:36:32

Discussion

Christopher Hanway - What if they don't take the recommendations into account?

Chair Evie Hantzopoulos - We can vote one of four ways, yes, no, yes with conditions or no unless. So Liz is saying yes with conditions. We are just advisory so that will go into a letter to the Borough President, City Planning and the City Councilmember who has the negotiating power.

Frank Fredericks - I would like to highlight. HANAC runs great after school and senior programs. This is a good actor in our neighborhood. This project is really focused on affordability. These are two things to focus on when we are moving forward.

Rod Townsend - While I understand the need for more green space in the neighborhood, I think we need more quiet space as well so I don't think this stipulation is necessary.

Kathleen Warnock - Thinks they tried to sneak the development across the street under the wire. We should vote only on the senior development without the parcel across the street.

Richard Khuzami - We need to keep the parcel in the rezoning, because if we don't approve of it now, the 13 story building will change the context and a spot zoning might increase what can be built on the lot across the street. I think it is appropriate and I think it cuts down the cost of building.

Christina Chaise - Proposed a friendly amendment from a "yes with stipulations" to a "no unless".

Chair Evie Hantzopoulos - A "no unless" isn't a friendly amendment it is a different motion.

Rod Townsend - What's proposed is an amendment and the discussion becomes about your amendment if there is a second to the amendment.

Christina Chaise - **Motion to amend the motion to "no unless" to be stronger on the conditions we set forth. Second - Katie Ellman You Tube marker 2:45:28**

Discussion

Adam Fisher-Cox - The amendment makes it look like we are against affordable senior housing. I think the original motion is correct and I would be in favor of that.

Thomas Wright Fernandez - The parcel across the street is owned by someone. Do they know that we are voting to rezone their property? The tax implication is real.

Chair Evie Hantzopoulos - Right now we are discussing the amendment to the motion.

Elizabeth Erion - I don't understand the amendment. I am confused.

Athanasios Magoutas - Agrees that the board supports senior housing so a yes with stipulations is more reflective of the board's actual stance.

Thomas Ryan - Clarification - in the simplest terms we are saying yes for the senior housing, and no to the parcel across the street.

Michelle Amor - I just want to confirm there is no building proposed on the other parcel.

Chair Evie Hantzopoulos - Even though we don't know of any plans, if we approve we can not advocate for MIH or anything else on the property.

Rod Townsend - "Yes with stipulations acknowledges a point, but then introduces a condition or limitation that complicates the agreement. "No, unless" denies something, but only under specific circumstances or conditions. Can we vote no on the zoning map amendment but yes to the UDAAP Can we divide the question?

Elizabeth Erion - Yes you can. UDAAP is a designation and it's a way to facilitate transferring ownership of the property to HANAC and MEGA.

Rod Townsend - Will dividing the question say yes to senior housing and no to the rezoning of the parcel across the street.

Elizabeth Erion - I have seen DCP reduce the zoning at the request of the Councilmember. I bet you the owner knows the rezoning is occurring and is getting a gift.

Collin Ryan DCP - As far as I know, it's within the community board's right to make whatever recommendation they'd like in terms of scope changes that could be made by the CPC (City Planning Commission) or by the council member that could reduce the boundary of that zoning change or reduce the district such that the intensity of it is no greater than was proposed, but also no less than what the existing is. Somewhere in between those goal posts.

Motion to amend original motion to "no unless" was withdrawn by the motioner and the second at the request of the Parliamentarian.

Motion to support conditional approval of the IKOS rezoning for Senior Living Facility at 32-07 31st Street, only if the proposed C45 zoning district is limited to the east side of 31st Street to allow development of the senior residence and public access to the outdoor space was withdrawn by the motioner and the second at the request of the Parliamentarian.

Motion to approve the rezoning for Senior Living Facility at 32-07 31st Street, as long as the parcel (lot 587 block 43) is removed from the proposed action. - Elizabeth Erion second Rod Townsend. You Tube marker 2:58: 15

Discussion

Shahenaz Hamde - I disclosed I work in HANAC, but I want to discuss the fact that we need senior housing. I support this motion because we need more senior housing.

Richard Khuzami - I am in a difficult position because if I vote no I am voting against the senior center.

Marie Torniali - Vote no with an explanation.

Motion Carries: 23 In Favor 10 No 1 Could Not Vote
You Tube marker 3:02:35

Elizabeth Erion - There is a joint public hearing with Board 2 on the OneLIC plan. We have received some support form letters for the proposal. Please watch the June 4th Land Use and Zoning meeting. There will be a presentation from an urban planner. We will vote on the OneLIC plan that evening.

Legal, Legislative & Parliamentary, Rod Townsend - You Tube marker 3:10:42
Will hold a training session in September.

Parks/Recreation/Cultural Affairs, Richard Khuzami - You Tube marker 3:11:14
Partnership for Parks explained what they do. Next meeting will be June 9th. P.S. 2 reopened their playground to neighborhood children at the request of CB 1. Rainey Park is open.

Public Safety, Chris Hanaway - You Tube marker 3:12:30
Last month's meeting was canceled. Full agenda for June 16 meeting. Representative from Queens District Attorney, acknowledge Pride Month and work on budget items. BP Civic Engagement committee meeting shootings, quality of life, domestic violence, cycling, parking, truck traffic were topics. The Borough President attended. Increased call volume of 311 was discussed.

Transportation, Athanasios Magoutas - You Tube marker 3:15:00

• Presentation by Port Authority about LaGuardia Airport shuttle. Next steps are for future Astoria service to LaGuardia Airport. [MTA.info/queensbus](https://www.mta.info/queensbus) is the website to research bus changes.

Chair Evie Hantzopoulos - Reminder to begin thinking about your budget requests for next year.

Old Business/ New Business, You Tube marker 3:16:30

Messages from Elected Officials - You Tube marker 3:17:15

Office Borough President Donovan Richards, Claire Collins - Discussed upcoming events including June 4th "Suit Up, Stand Up" pop up clothing give away; June 11 Pride Month celebration.

Mayor's Office of Community Assistance, Megan Yuan - Discussed upcoming events. Turning illegal smoke shops into legal small businesses.

Office of Congresswoman Velazquez, Tiffany Echevarria - Spoke out against reconciliation bill. Congressional APP challenge. Create any digital app. Hosting virtual webinar for Women's Health.

Councilmember Julie Won Office, Farah Salam - Rotary for Queensborough bridge opened; Housing lawyers available; Provides support for know your rights clinic. Chaired hearing on non profit payment delays. Since last hearing it got worse - \$1 billion of late payments.

Senator Gonzalez Office, Kaylyn Munoz - Senator will testify at OneLIC public hearing. The office is a cooling center; Certificates were issued to moms in Queensbridge Houses; AI week in Albany - Senator supports people over big tech.

Councilmember Tiffany Caban, Tessa Correa - Discussed events including HPD in your district to learn about housing related issues; Participatory budgeting results 3,600 votes for youth mental health programming, know your rights, deportation defense workshops, more trash bins, theater programming, tech upgrades for schools, and auditorium upgrades; Hoping to pass a bill to add transparency and accountability to applications for DSS applicants in the next couple of weeks.

Assemblymember Steven Ragga, Kazi Maryam - Secured \$110 million for Mitchell Lama Capital improvement funding with \$30 million specifically for New York City units. Secured universal school meals for children all throughout the state; co-sponsored A 6955 - this bill would implement resident essential safeguards, including larger setbacks, restrictions on studying in residential and commercial areas, and stronger community engagement when lithium-ion +9++battery energy storage facilities are proposed in residential communities across New York.

Motion to adjourn Marie Torniali - Second - Dino Panagoulas
Motion carries. Meeting adjourned at 10:00pm

COMMUNITY BOARD 1, QUEENS

ATTENDANCE FULL BOARD MEETING

Date: May 20, 2025

	Community Board Member	P	A	E
1	DANIEL ALIBERTI			✓
2	MICHELLE AMOR	✓		
3	CRISTIAN BATRES			✓
4	KIAN BETANCOURT	✓		
5	ANN BRUNO			✓
6	GERALD CALIENDO			✓
7	CHRISTINA CHAISE	✓		
8	JEAN MARIE D'ALLEVA	✓		
9	JACQUELINE DIAZ		✓	
10	STACEY ELIUK	✓		
11	KATIE ELLMAN	✓		
12	ELIZABETH ERION	✓		
13	ROBERT FELTAULT	✓		
14	DEAN FERATOVIC	✓		
15	ADAM FISHER-COX	✓		
16	FRANK FREDERICKS	✓		
17	TYRONE GARDNER			✓
18	SHAHENAZ HAMDE	✓		
19	EVIE HANTZOPOULOS	✓		
20	CHRISTOPHER HANWAY	✓		
21	AMY HAU	✓		
22	JACQUELINE IBARRA			✓
23	VANESSA JONES-HALL			✓
24	RICHARD KHUZAMI	✓		
25	HUGE MA			✓

	Community Board Member	P	A	E
26	RAGA MADDELA	✓		
27	ATHANASIOS MAGOUTAS	✓		
28	PATRICIA MAHECHA	✓		
29	BRIAN MARTINEZ	✓		
30	AMIN MEHEDI	✓		
31	ANDREAS MIGIAS	✓		
32	STELLA NICOLAOU			✓
33	DINO PANAGOULIAS	✓		
34	PHYLLIS PARRA	✓		
35	JULIET PAYABYAB	✓		
36	ROSEMARIE POVEROMO			✓
37	DOMINIQUE ROBINSON		✓	
38	THOMAS RYAN	✓		
39	PLINIA SARCHESE	✓		
40	DOMINIC STILLER		✓	
41	MARIE TORNIALI	✓		
42	ROD TOWNSEND	✓		
43	JUDY TRILIVAS		✓	
44	RYAN VAN MANEN	✓		
45	MARIO VERGARA	✓		
46	KATHLEEN WARNOCK	✓		
47	QUINELLA WILLIAMS	✓		
48	CORINNE WOOD-HAYNES	✓		
49	THOMAS WRIGHT FERNANDEZ	✓		
50	PABLO ZUNIGA		✓	

Number of Board Members Present _____

PRESENT	35
ABSENT	5
EXCUSED	10

KEY:

- P Present
- A Absent
- E Excused

Updated Presentation for:

Ikos Senior Living- HPD

May 20, 2025, Presentation to CB1 Queens

May 20, 2025

Evie Hantzopoulos
Queens Community Board 1
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

Dear Chair Hantzopoulos, and Land Use Committee Chairs Elizabeth Erion and Andreas Migais,

HPD, MEGA and HANAC would like to thank you and the Land Use Committee for allowing us the opportunity to present the IKOS Senior Living affordable housing project at your meeting on May 6, 2025. In response to the questions and comments provided from the Committee, HPD wanted to follow-up on the below items raised at the meeting:

- UDAAP Approval for Affordable Senior Housing
- Zoning Designation and Boundary
- Open Space

IKOS Senior Living

The City-owned parking lot 31-07 31st Street was identified as one of six public sites committed to further the Seniors First initiative outlined in the Housing New York 2.0 Plan. The initiative is a response to the growing population of seniors who are likely to be low-income, rent-burdened and living on fixed incomes. In order to meet the City's goal to serve 30,000 senior households, in late 2019, HPD issued the "Broadway and 31st Street Astoria Seniors Request for Proposals" for a 100% affordable senior housing project. HPD subsequently selected a winning development team of MEGA and HANAC, our Astoria-based partners. The IKOS Senior Living development will be fully affordable to low-income seniors aged 62 and above and will contain a public-facing community facility offering services for older adults and the community at large, as well as commercial retail facing the subway station.

UDAAP Approval for Affordable Senior Housing

HPD is seeking approval of an Urban Development Action Area Project ("UDAAP") for the IKOS Senior Housing project. A "UDAAP" is a land use action requiring public approvals that facilitates the conveyance of land owned by the City and enables a tax exemption option for the production of affordable housing.



For a site to be eligible for designation of an Urban Development Action Area (“UDAA”) and approval of a UDAAP, it must be an area designated for redevelopment. HPD has state authority to convey the land and make loans.

Once the land is conveyed, adherence to a project plan is binding via the regulatory agreement tied to the land, and the terms of the tax exemption. Receipt of the tax exemption is contingent upon provision of affordable housing according to the plan, as written into the regulatory agreement. The regulatory agreement requires that the project to remain affordable to seniors earning up to 60 percent of AMI for at least 40 years. Regulatory agreements typically include a “reverter” clause that if a developer fails to complete that project, the City would regain control of the site. IKOS Senior Housing would use project-based Section 8 vouchers, which are a type of rental assistance that are attached to a specific unit, rather than a tenant. The vouchers are administered by NYCHA and have been awarded to all 167 units in the IKOS project. The contract will commence at construction completion and has an initial 20-year term that is typically extended for an additional 20 years. The regulatory agreement remains in place separate from the Section 8 voucher award.

HPD acknowledges concerns regarding federal funding. Cuts to federal funding for affordable housing have a critical impact to the real estate market and economy as a whole, so the impacts would not be limited to sustaining affordable housing in NYC. HPD has played a critical role in advocating at the national level for the continuation of federal funds allocated for affordable housing. HPD is assessing implications of funding cuts, and working with legislators to restore affordable housing funds previously allocated in the federal budget to continue through 2030.

Zoning Designation and Boundary

HPD and the IKOS development team coordinated with DCP on the proposed zoning actions to facilitate the project and promote transit-oriented mixed-use development. The City saw an opportunity to provide higher density for new housing production, including affordable housing, on an established commercial corridor adjacent to a transit station.

The zoning strategy was implemented primarily to encourage transit-oriented development around the Broadway station of the N/W line, which is slated for accessibility improvements in the near future under MTA’s Capital Plan. Commercial zoning districts at a medium (C4) density are mapped along 31st Street and Broadway reflecting that both are existing strong commercial corridors. Adjacent to these corridors are primarily residential zones that allow for medium density residential development. The commercial corridors complement the residential areas by providing a concentration of necessary retail and services. The proposed C4-5 zoning district would enhance the 31st Street corridor, with a consistent application of the same bulk regulations on both sides, encouraging transit-oriented, mixed-use development. The proposed extension of the C4-2A zoning district from Broadway provides a transition to the residential zone to the east and south. Notably, the entire rezoning area would be mapped as a Mandatory Inclusionary Housing (MIH) Area with Option 1. Any future redevelopment within the rezoning area would need to provide a minimum of 25 percent of the residential floor area as permanently affordable housing at an average of 60 percent of AMI (with 10 percent at 40 percent AMI).



Open Space

HPD recognizes the need for public open space in Astoria. However, HPD is unable to incorporate a public open space component in the IKOS Senior Housing project. Security of the senior residents, a vulnerable population, is the primary concern. Furthermore, the building's open space was designed to meet AIRS building requirements for recreation for residents. In addition to security concerns, the maintenance and cost of operations would heavily increase the project costs. The subsidy that would be needed to support operation of a public space, including dedicated security staff and measures, in addition to affordable housing, a community facility and commercial retail, has been determined to be infeasible for this project. The project will incorporate a community facility with services available to the public facing 32nd Street, as well as commercial retail services along 31st Street facing the subway station.

Thank you for your consideration.

Respectfully submitted,



Kevin Parris, Director
HPD Queens and Staten Island Planning



Printed on paper containing 30% post-consumer material.

IKOS Senior Living



Queens Community Board 1

Full Board ULURP Meeting

May 20th, 6:30 p.m.

Agenda

1. Purpose & Background
2. Development Team
3. Land Use Actions
4. Proposed Development
 1. Design
 2. Sustainability
 3. Unit mix and affordability
 4. Programing and Supportive Services
 5. Local and M/WBE Hiring
5. Q&A

Appendix



Purpose & Background



- Housing New York plan, 2.0
- Seniors First RFP, 2019
- Designation: Hanac & Mega, 2021

Development Team



Mega, Co-Developer and General Contractor

- Founded in 1990, Mega has built over 10,000 residential units throughout New York City.
- Mega has a long history of working with community-based and not-for-profit organization to develop and construct quality residential projects that meet the needs of residents.

HANAC, Co-Developer and Social Service Provider

- Founded in 1972, HANAC has served the Queens community for 50 years.
- HANAC owns and manages more than 650 units of affordable housing in Queens.
- HANAC serves multiple populations for social services and specializes in developing affordable housing for low-income seniors.

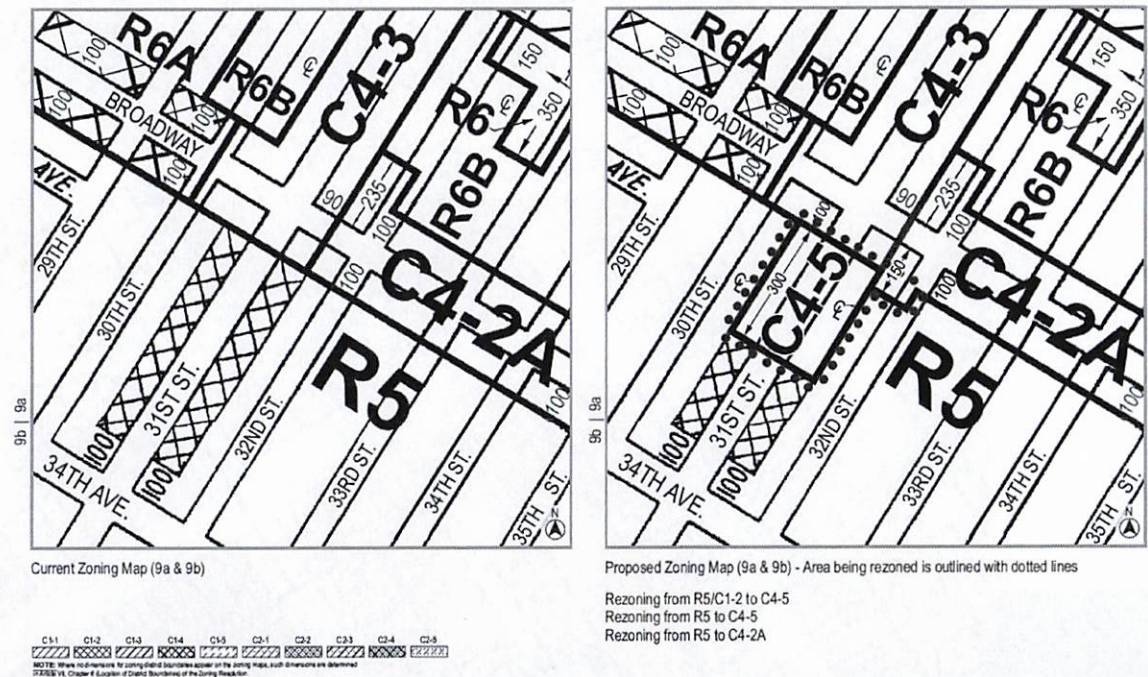
SLCE Architects, Architect

- Founded in New York City in 1941, SLCE Architects has a proud heritage of creating architecture in the world's most complex urban environments.
- SLCE has designed 60+ senior housing and assisted living buildings containing 5,500+ units (more than 4.5 million square ft).

Land Use Actions

1. A **Zoning Map Amendment** to rezone the Project Area from R5 and R5/C1-2 to **C4-5 and C4-2A**.
2. A **Zoning Text Amendment** to establish the Project Area as a **Mandatory Inclusionary Housing Area**, which requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIHAs.
3. Designation of an Urban Development Action Area (UDAA) and Approval of an **Urban Development Action Area Project (UDAAP)** and Disposition of City-Owned Property: The Development Site located at 31-07 31 Street (Block 611, Lot 25) will be conveyed to a developer selected by HPD.

Zoning Change Map



Zoning Proposal

Ikos Senior Living, Queens

Area Map

Block 587, Lots: 18 (p/o), 29 (p/o), 34 (p/o), 43 & 54 (p/o)

Block 611, Lots: 21, 25, 43-52 (p/o), 144 (p/o), 146 (p/o) & 152 (p/o)

Project Information

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

Existing Commercial Overlays & Zoning Districts

	C1-1		C3-1		Zoning Districts
	C1-2		C3-2		Special Districts
	C1-3		C3-3		
	C1-4		C3-4		
	C1-5		C3-5		

Belted Rail Structure / Roadway Overpass

Subway Entries

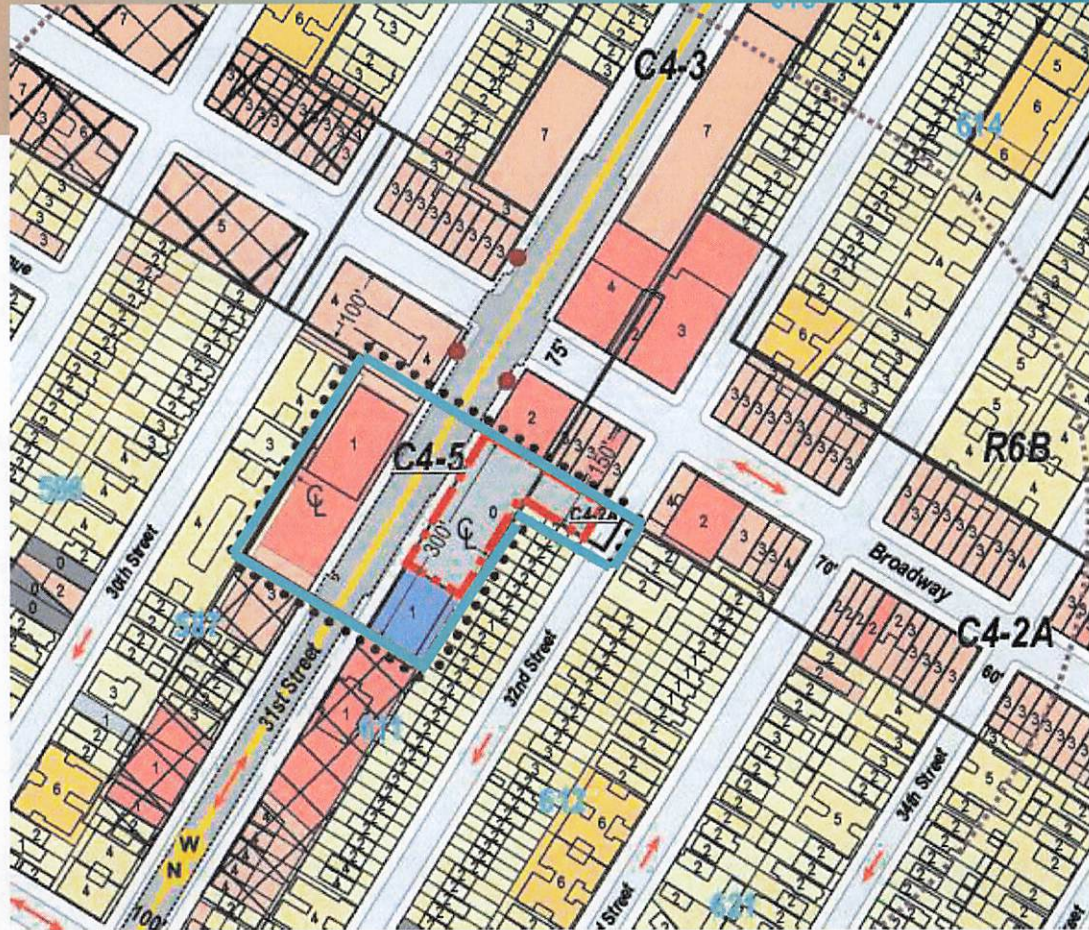
Block Numbers

Property Lines

Number of Floors

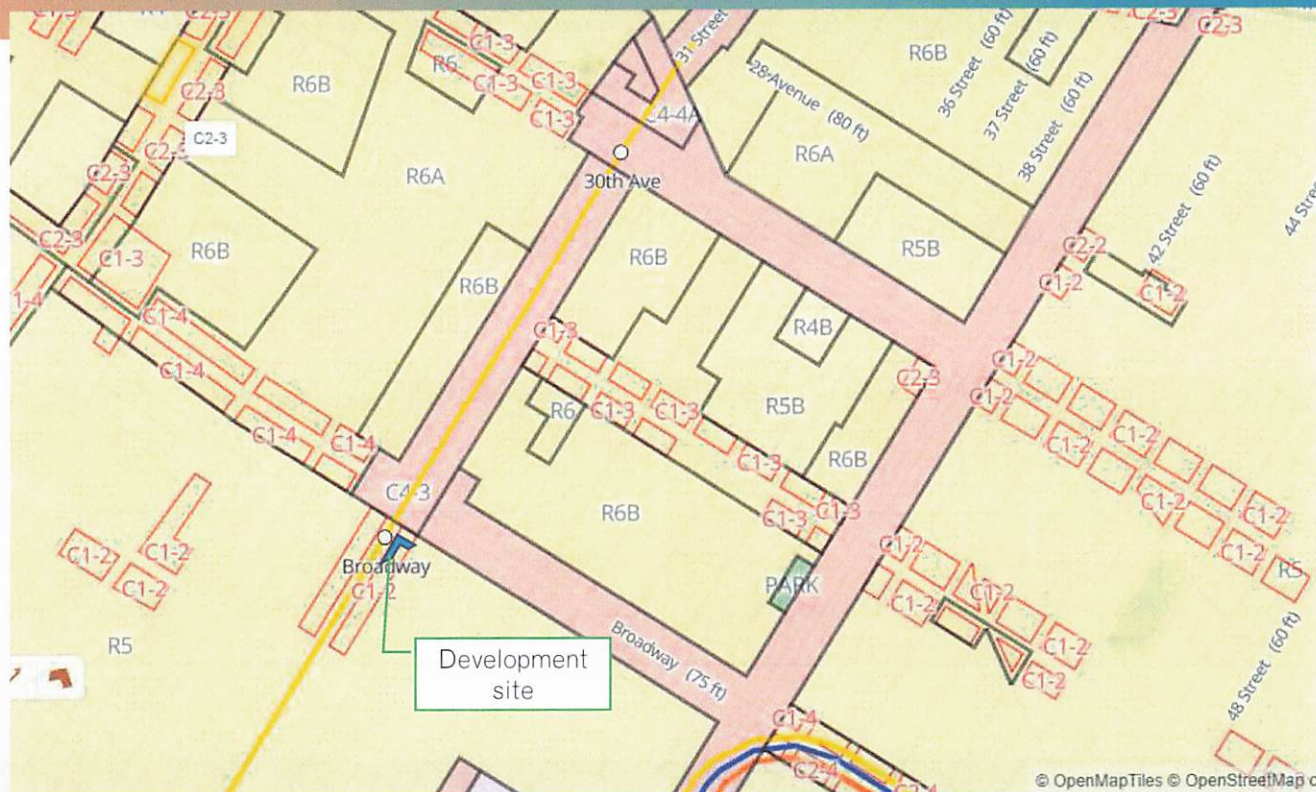
Land Uses

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



Zoning Proposal

Proposed rezoning brings commercial corridor context down to Broadway stop



MIH Options

Options 1-3 may be mapped anywhere:

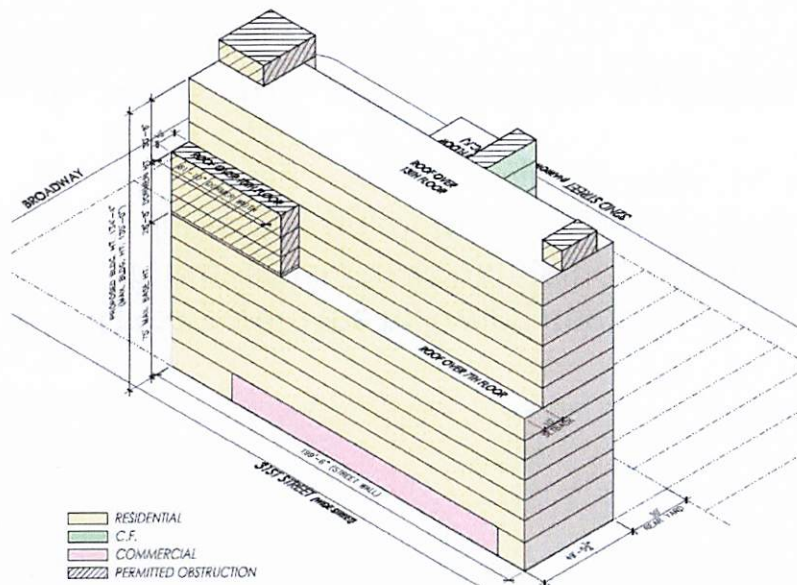
- **Option 1:** 25% of the residential floor area is affordable to households earning an average of 60% of AMI, of which 10% shall be affordable to families earning 40% of AMI.
- **Option 2:** 30% of the residential floor area is affordable to households earning an average of 80% of AMI.
- **Option 3:** 20% of the residential floor area is affordable to households earning an average of 40% of AMI.

Option 4 may be mapped outside the Manhattan Core:

- **Option 4:** 30% of the residential floor area shall be affordable to families earning an average of 115% of AMI, of which 5% must be affordable to families earning 90% of AMI and another 5% must be affordable to families earning 70% of AMI.

Buildings between 10 and 25 units (and 12,500 and 25,000 square feet) may, as an alternative to providing affordable housing directly, submit an equivalent payment into an affordable housing fund.

Proposed Development – Design

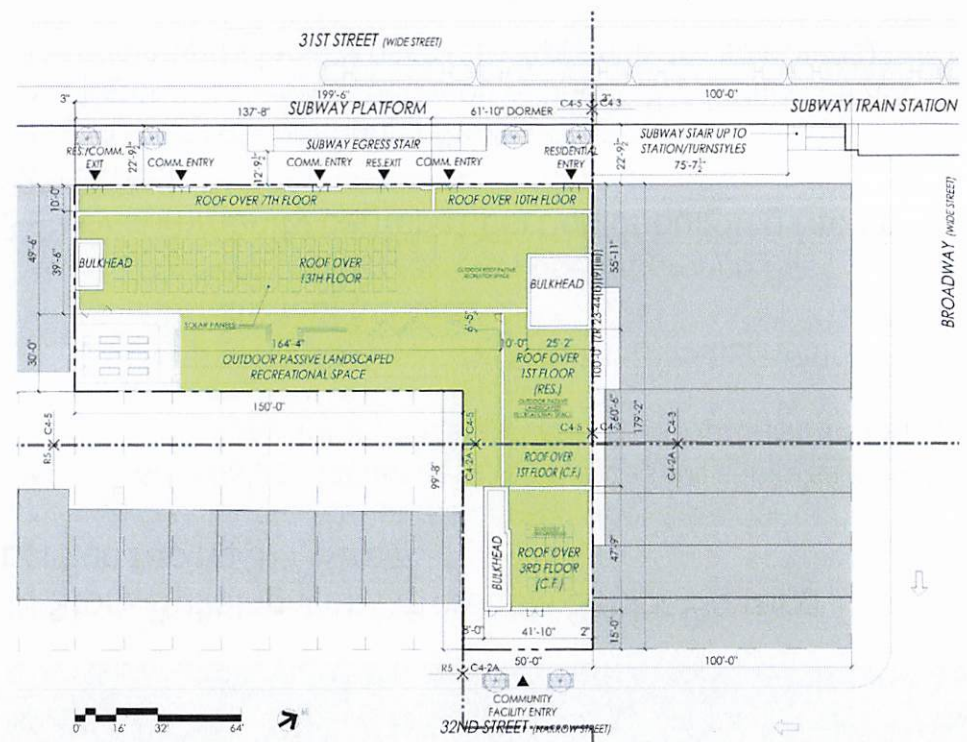


- **13 Story Building with Affordable Senior Housing portion facing 31st Street**
 - ~94,000 square feet of residential floor area containing
 - 167 affordable independent residences for seniors (AIRS), plus one superintendent's unit and senior programming space;
 - ~4,900 sf of open space in rear yard for residential tenants, plus roof terraces
 - ~6,500 sf of commercial retail uses at ground floor
- **3 story community center at portion of building facing 32nd Street**
 - ~6,570 sf of community facility uses
 - 1 story connection between residential/commercial and community facility uses (see Appendix for site plans)

Ikos will incorporate the following items:

- Enterprise Green Communities Certification
- Solar panels on rooftops
- All-electric heating/cooling & domestic hot water equipment
- All-electric ranges, cooktops, ovens and clothes dryers

- Enterprise Green Communities Certification
- Solar panels on rooftops
- All-electric heating/cooling & domestic hot water equipment
- All-electric ranges, cooktops, ovens and clothes dryers



Proposed Development – Unit Mix and Affordability

- 100% of units will be available to **seniors** earning up to **50% of Area Median Income** (up \$62,150 for a family of two).
- 30% of units will be set aside for **formerly homeless senior** households.
- 5% of units will be set aside for the **Mobility Impaired**, and 2% of units will be set aside for the **Hearing/Visual Impaired**.
- All households will benefit from **Section 8 vouchers**, meaning residents will only pay **30% of their income** towards rent.

The proposed project will be developed under HPD's Senior Affordable Rental Apartments (SARA) program

Tier	Size*	Count	Household Size	Max Income**
Section 8 (Up to 50% AMI) Seniors 62+	Studio	132	1	\$ 54,350
			2	\$ 62,150
	1 Bedroom	35	1	\$ 54,350
			2	\$ 62,150
	Subtotal	167		
	Super's Unit	1		
	Total	168		

* Unit mix subject to change with HPD approval.
 **Residents will only pay 30% of income on rent. Table reflects 2024 income levels, which are subject to HPD approval.

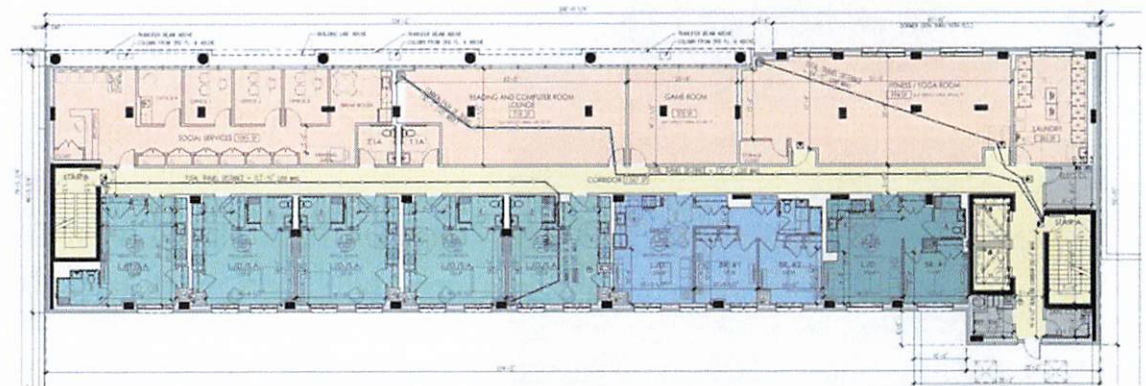
Proposed Development – Community Preference

- Preference will be given for up to **20% of the units** for **community residents** and 5% for civil servants.
- All units will be available through HPD's **Housing Connect 2.0 website** (<https://housingconnect.nyc.gov>).
- In Queens Community District 1, an estimated **60%** of senior citizens are **rent burdened**, meaning they spend more than 30% of their income on housing costs.
- As of 2024, Queens Community District 1 (CD1) is experiencing a **housing vacancy rate of approximately 0.88%**, indicating a severe shortage of available housing units.
- According the Queens CD1 Statement Community District Needs, the community requests additional senior housing due to the **rapidly growing senior population**.



Proposed Development – Programming and Supportive Services

- The second floor will have social service offices and amenities.
 - Amenities include a gym, computer room, and a game room.
- **Services for all Ikos residents Include:**
 - Workforce development for older adults
 - Health and wellness programming
 - Transportation services to senior centers and appointments
 - Arts and educational workshops
- There will be additional social services specifically for formerly homeless seniors funded by HRA-SARA.



Proposed Development – Local & M/WBE Hiring

- **Local Recruitment and Training**
 - HANAC and MEGA will both coordinate with HireNYC and community-based organizations to post new job openings for construction and operations.
 - An estimated 250 construction jobs will be supported through the project. Mega will partner with Building Skills NY to develop a local applicant hiring priority list.
 - Project will adhere to HUD Section 3 requirements that promote hiring low income and local individuals.*
- **M/WBE Hiring**
 - Mega will actively pursue maximizing M/WBE subcontractors and suppliers.
 - With subsidy, 30% of the supportive service center's outsourcing will go to local, low-income MWBEs.
- **Prevailing wage**
 - All construction and building operations jobs will have prevailing wages.

**Subject to regulations outlined in Section 3 of the Housing and Urban Development Act of 1968.*



Next Steps

The application was certified into public review (ULURP) by the City Planning Commission on April 7th, 2025. ULURP is an approximately 6-7 month process, as outlined below.

Anticipated ULURP Timeline

April 7, 2025	ULURP Certification
60-day Review	Full Community Board Hearing
30-day Review	Borough President
60-day Review	City Planning Commission
50-day Review	City Council
End of 2025	Anticipated ULURP Completion

CB1 Engagement

June 1, 2022	Presentation to Land Use & Zoning Committee
October 3, 2022	Presentation to Land Use & Zoning Committee
October 1, 2024	Presentation to Land Use & Zoning Committee (<i>updated current zoning proposal presented</i>)
May 7, 2025	Presentation to Land Use & Zoning Committee
May 20, 2025	Presentation to Full Board

Q&A





OneLIC

Long Island City Neighborhood Plan

NYC DCP Presentation to CB1 Land Use Committee

May 7th, 2025



OneLIC

The Long Island City Neighborhood Plan will provide a vision for the future of the neighborhood.

The plan will support more housing, jobs across many industries, public space improvements, open space opportunities and access to local resources and amenities.

Proposal Summary and Snapshot

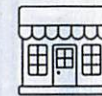
OneLIC is projected to create:



14,700 homes
~4,300 income-restricted



Nearly 290,000 sq ft of
community facility uses



~ **3,500,000** sq ft of
commercial uses



~ Space for **14,400** jobs

ILLUSTRATIVE BIRDSEYE VIEW LOOKING TOWARD MANHATTAN

Proposal Summary and Snapshot: Outline

Introduction

Existing Conditions

Engagement

Proposal

OneLIC

Long Island City
Neighborhood Plan

Introduction

Background

Existing Conditions

Engagement

Proposal

Environmental + RER

NYC
PLANNING

Introduction

Summary of Proposed Actions

- Zoning Map Amendments
- Zoning Text Amendments
- Designation of an Urban Development Action Area (UDAA); approval of an Urban Development Action Area Project (UDAAP); and Disposition Approval (*HPD*)
- Disposition of City-owned properties (*DCAS*)
- Acquisition and site selection (*DCAS*, *EDC*)
- City map amendments



View of Queensbridge Park, looking west across Vernon Blvd

Location

Community Districts 1 and 2

Council District 26, Represented by
Council Member Julie Won

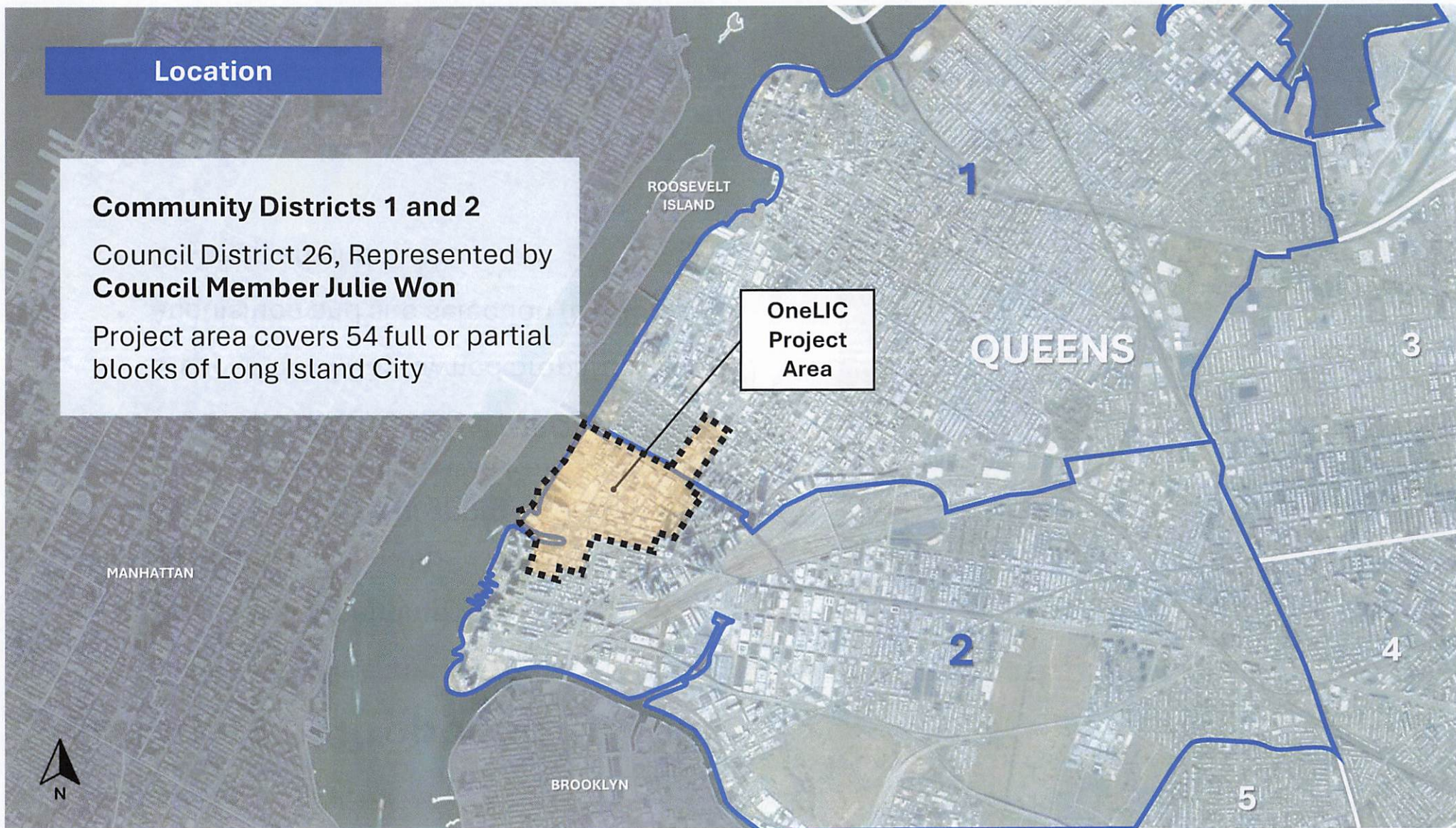
Project area covers 54 full or partial
blocks of Long Island City

OneLIC
Project
Area

QUEENS

MANHATTAN

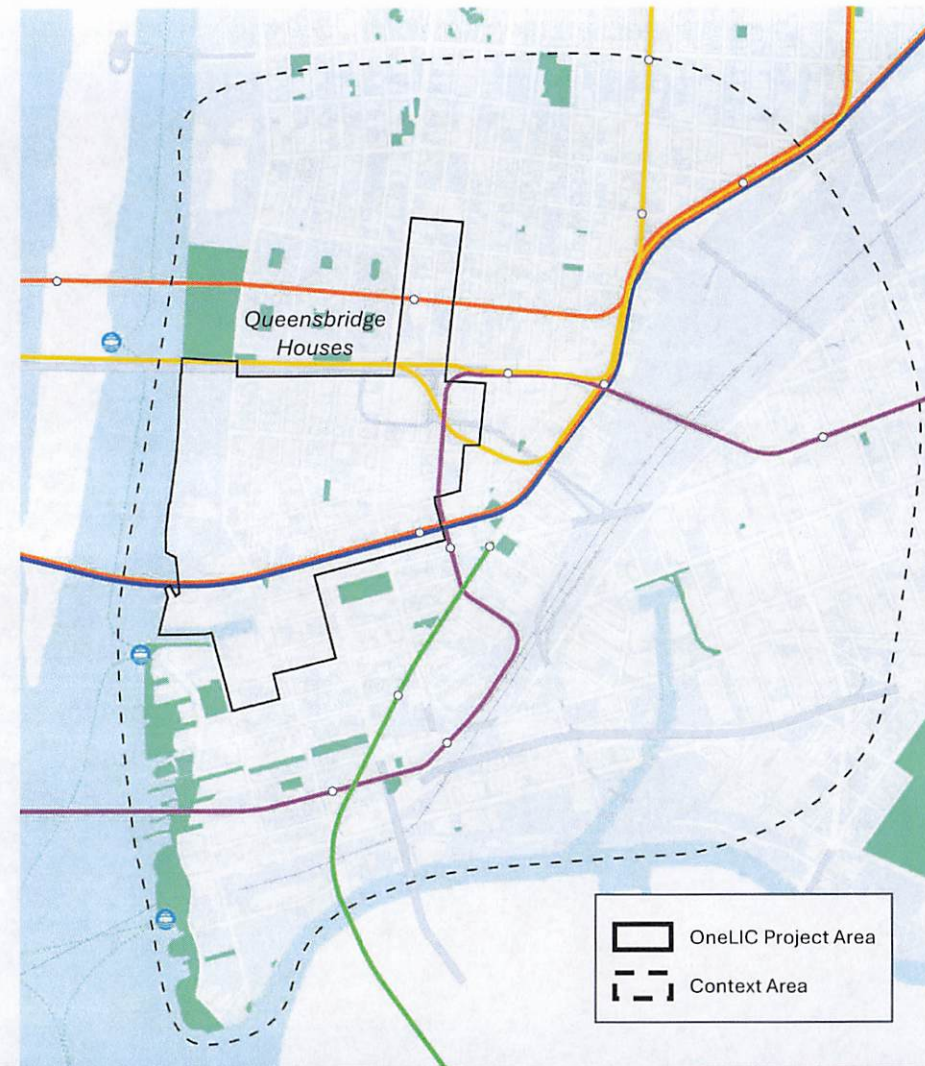
BROOKLYN



Introduction

Setting the Context

- Project Area
 - Subject to land use actions
- Context Area
 - Broader area looked at for background analysis and capital investments



Recent Trends



Background

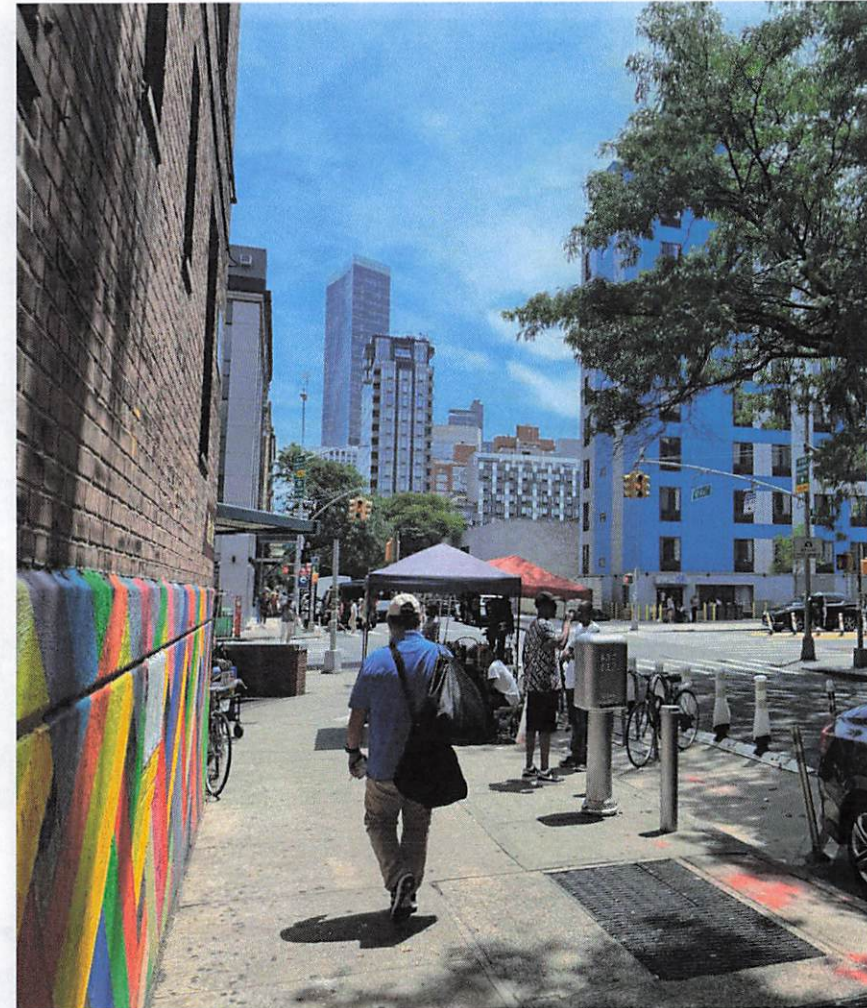
LIC Planning Background

Previous Area-wide Rezoning + Land Use Actions


- 1990s** Long Island City, Framework Implementation
- 1997** Waterfront Access Plan
- 2001** Special Long Island City Rezoning
- 2004** Hunters Point Subdistrict Rezoning
- 2006** Industrial Business Zones (IBZ)

Other Past Planning Efforts in LIC

- Anable Basin Special District, 2015
- LIC Innovation Center, 2017
- LIC Core Study, 2017
- Amazon HQ2, 2018
- YourLIC, 2019



View of intersections of 21st Street and 41st Avenue



Existing Conditions

OneLIC

Long Island City
Neighborhood Plan

April 21, 2025

NYC
PLANNING

Existing Conditions

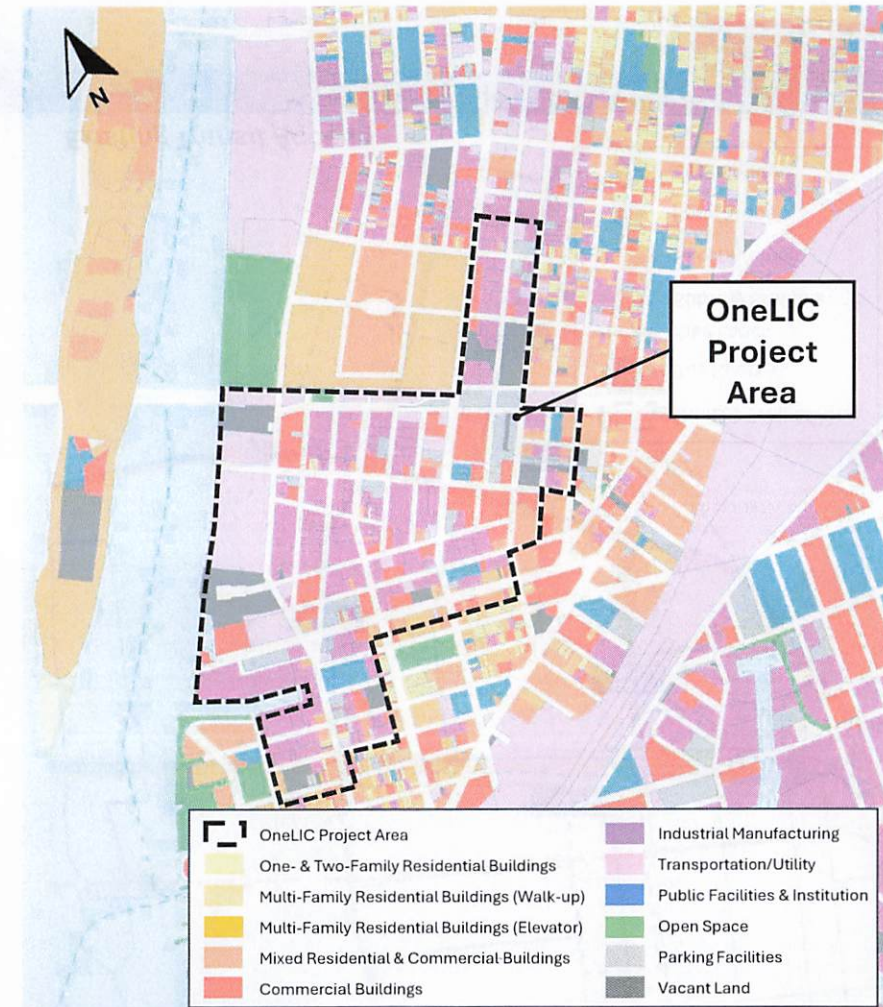
Existing Land Uses

Project Area

- Primarily industrial, with a mix of residential and commercial uses

Context Area

- Medium-density public housing, mix of auto-related industrial uses north of project area
- Mix of parkland, commercial and residential development at various densities south of project area
- Mix of commercial and high-density residential east of project area



Existing Land Uses

Existing Conditions

Transit Access

Subway Access:

- 21st Street – Queensbridge – F Line
- Queensboro Plaza – N, W, and 7 Lines
- Court Square – E, G, M and 7 Lines
- Queens Plaza – E, M, and R Lines

15 Bus Lines: Q69, Q100, Q103, and B32

Long Island Rail Road (LIRR) Stations:

- Long Island City
- Hunters Point Avenue

NYC Ferry Stop: Hunters Point South

Bike Infrastructure: ~20 miles of bike lanes



Existing Conditions

Public Open Space

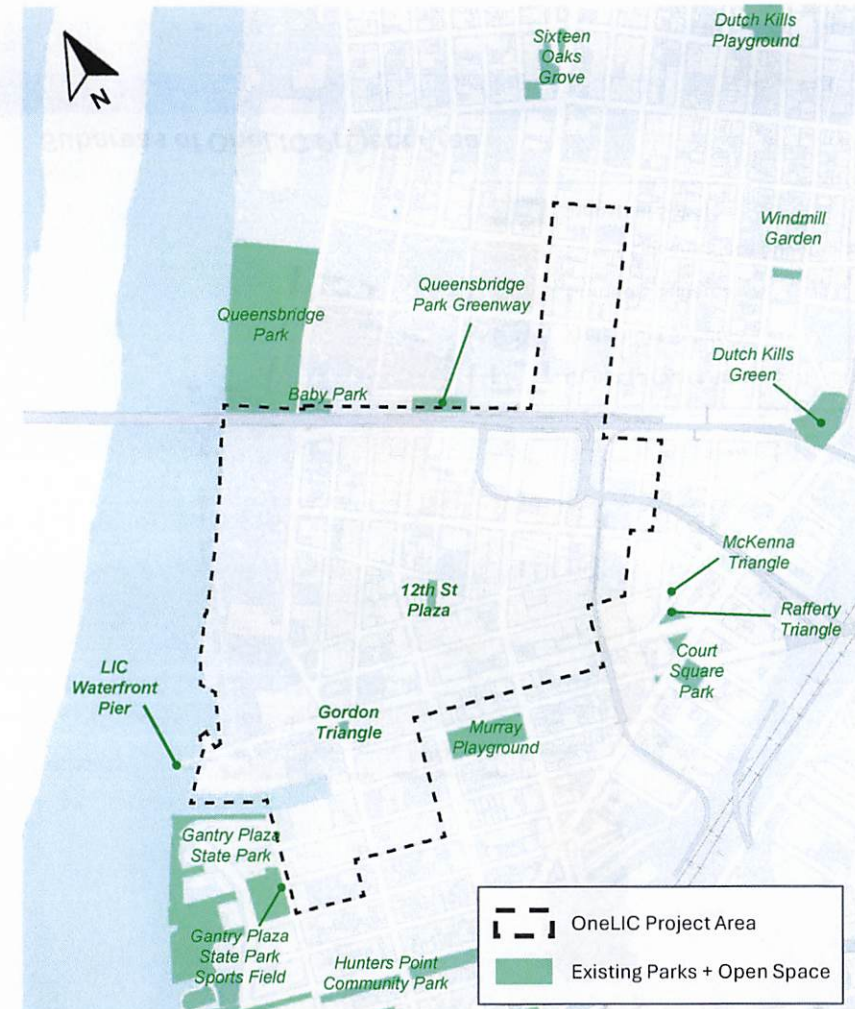
Project Area

Limited parks and open space throughout project area

- 12th Street Plaza
- Gordon Triangle
- LIC Waterfront Pier

Context Area

- Gantry Plaza State Park and Hunters Point South Park
- Queensbridge Park, “Baby” Park, and Greenway
- Murray Playground
- Court Square Triangles/Pocket Parks



Existing Open Space Resources

Existing Conditions

OneLIC Project Area: Subareas



Waterfront Subarea



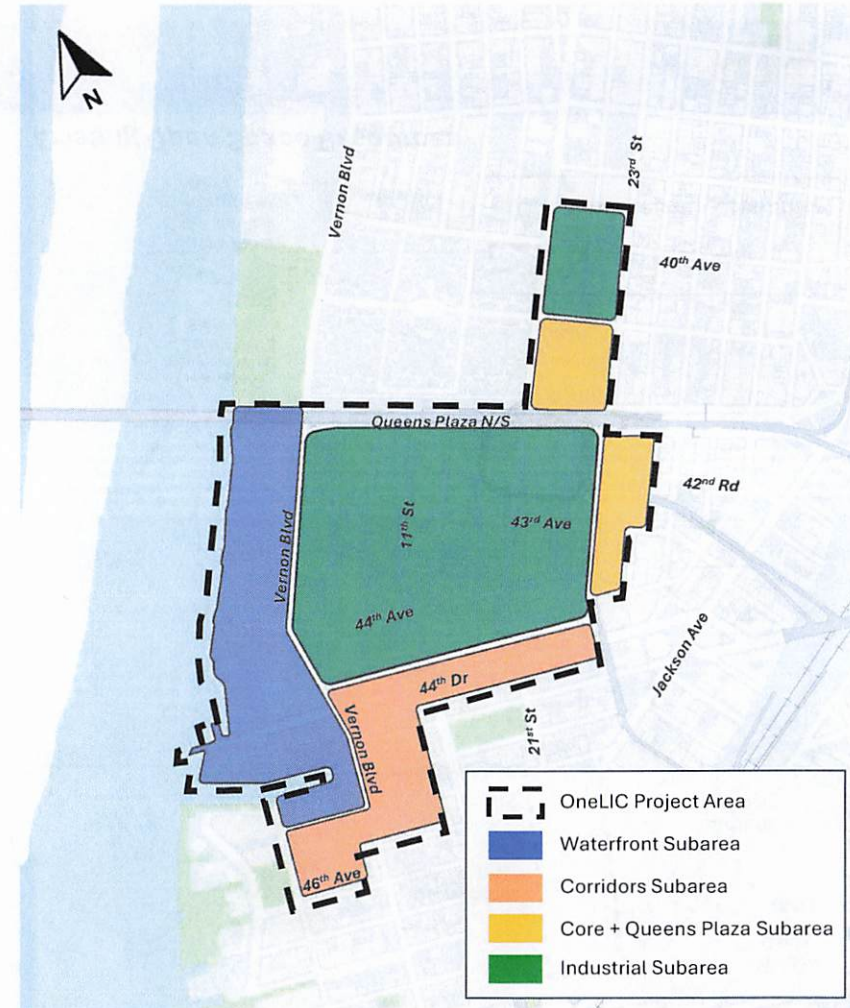
Corridors Subarea



Core + Queens Plaza Subarea



Industrial Subarea



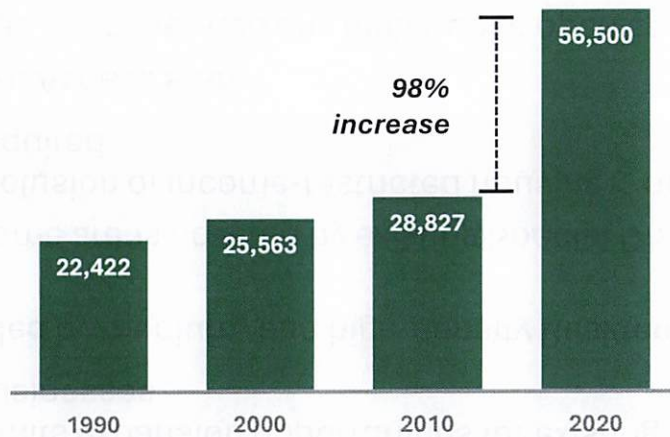
Subareas of OneLIC Project Area

Existing Conditions

Population & Development Trends

Population Change within the Context Area

Census Tracts within ~0.25 Mile of OneLIC Project Area, 1990-2020



Source: US Census



Mixed-use building on Crescent Street and 42nd Road

Existing Conditions

Existing Zoning

Predominately low-density Manufacturing Districts

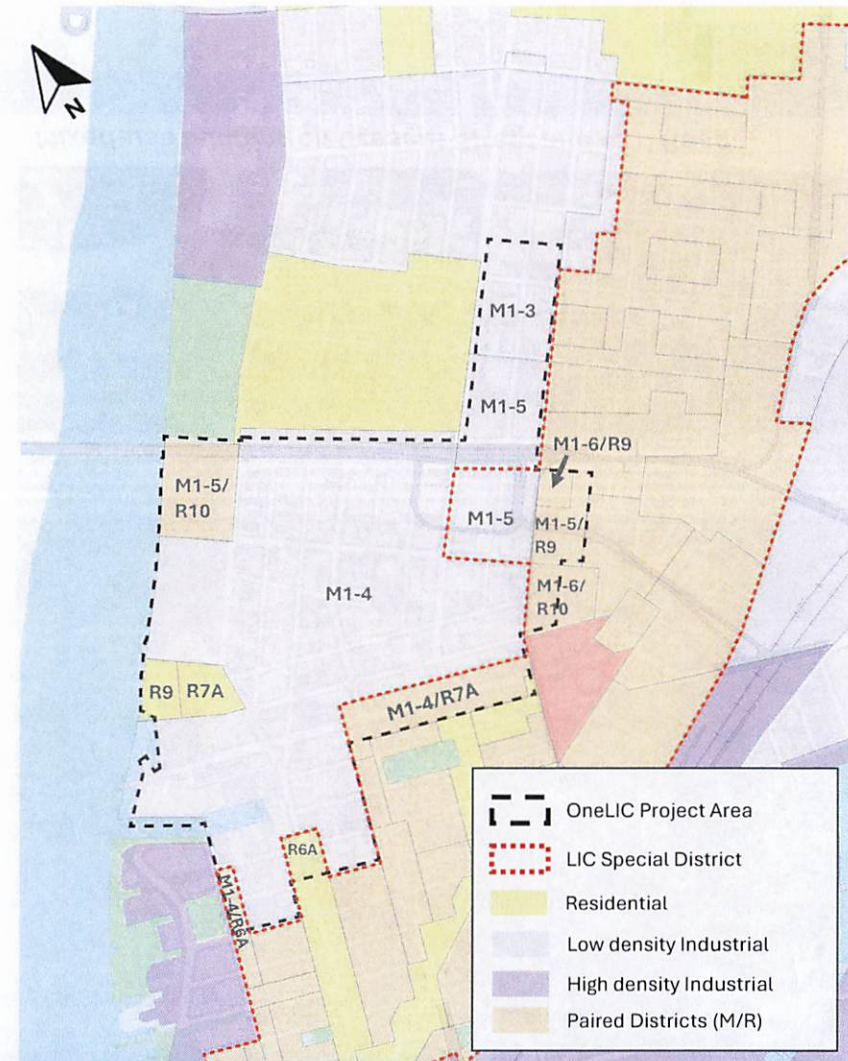
- Limits expansion opportunities for existing businesses

Surrounded by medium- and high-density Residential Districts

- Some areas covered by existing Special District
- Inclusion of income-restricted housing is not required

Waterfront Access Plan

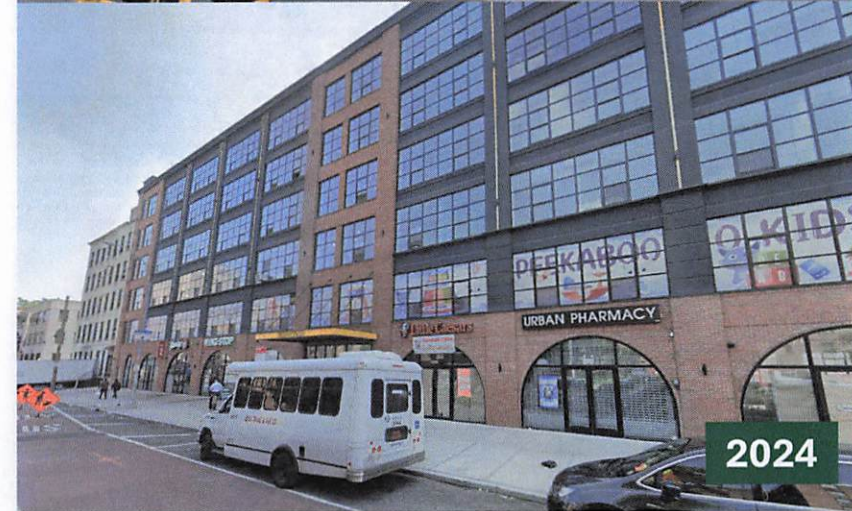
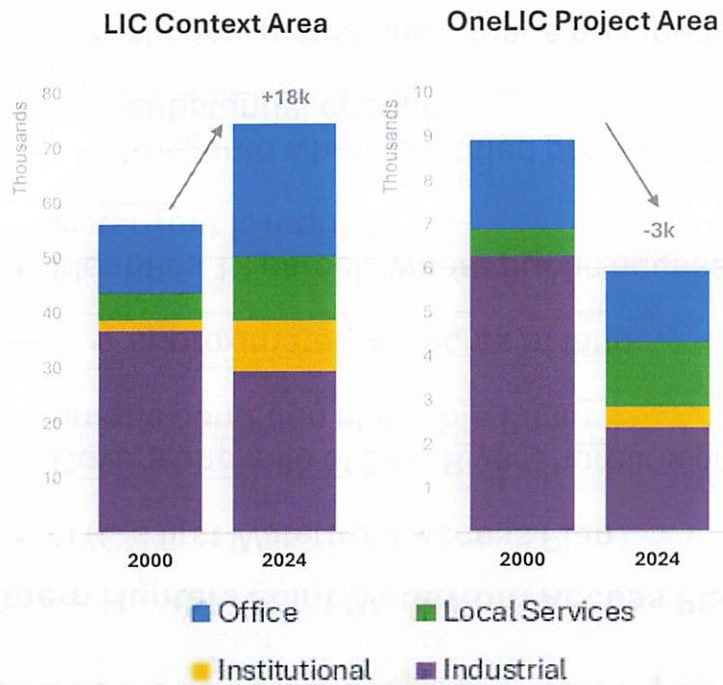
- Has not generated any built public open space



Existing Conditions

Business & Job Trends

Private Sector Job Change



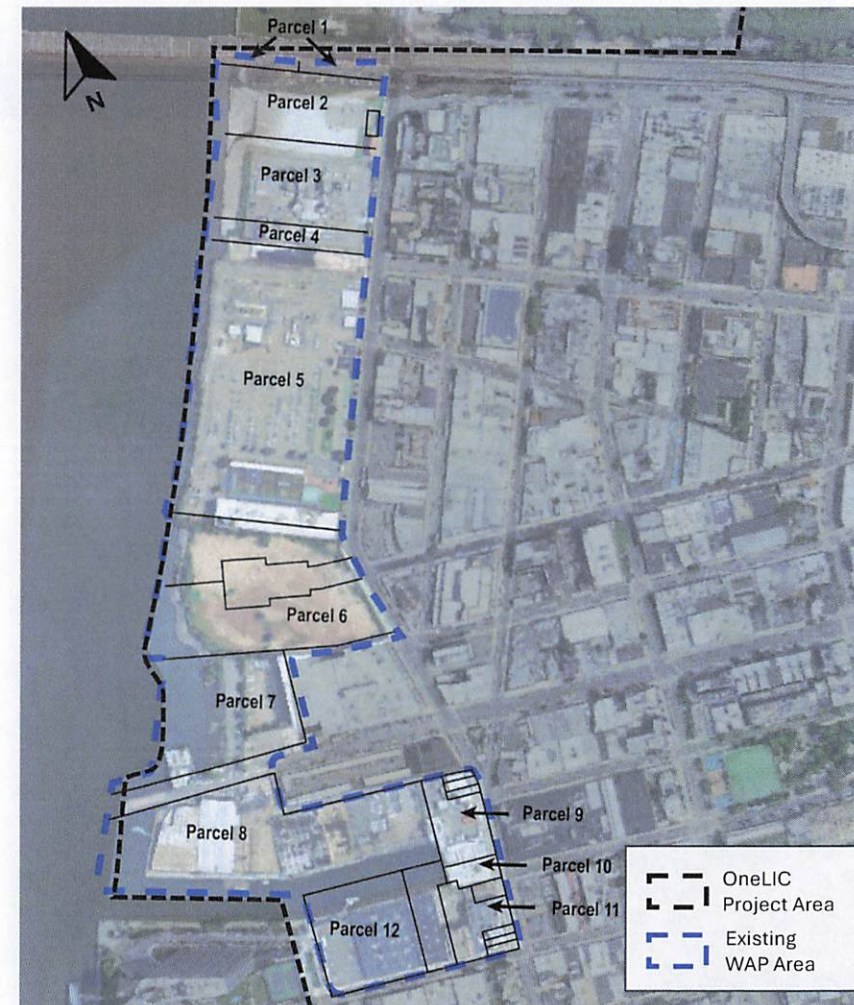
40-29 21st Street

Existing Conditions

Waterfront Access Plan (WAP)

Northern Hunters Point Waterfront Access Plan, 1997

- NYC's first Waterfront Access Plan
- Covers one mile of East River shoreline and unique condition at Anable Basin
 - approximately 42-acres of land
- Identifies 12 parcels where public access to waterfront is required
 - Triggered when identified parcel seeks a substantial change
 - No new public open space provided in LIC



Existing Northern Hunters Point Waterfront Access Plan

Engagement



Engagement

Planning Process

Organize

Understand community strengths and concerns

Learn

Create a community vision and goals

Create

Propose a Neighborhood Planning Framework

Refine

Create a Draft Neighborhood Plan

Finalize

Public and elected officials weigh in through ULURP



Engagement

Engagement Summary

Organize

Learn

Create

Refine



Kick-off Meeting
November 2023
220+ Participants

**Focus Area Meeting 1:
Economy**
December 2023
80+ Participants

**Focus Area Meeting 2:
Climate**
January 2024
90 Participants

**Focus Area Meeting 2:
Economy**
February 2024
80+ Participants

**Focus Area Meeting 3:
Land Use**
May 2024
80 Participants

Waterfront Workshop
October 2024
100+ Participants

**Public Sites
Community Survey**
Jan. – Mar. 2025
850 Responses

**Focus Area Meeting 1:
Housing**
December 2023
130+ Participants

**Focus Area Meeting 1:
Climate**
December 2023
100+ Participants

**Focus Area Meeting 2:
Housing**
January 2024
110+ Participants

Town Hall 2
April 2024
130+ Participants

Town Hall 3
June 2024
250 Participants

Public Sites Workshop
January 2025
150 Participants

Pre-ULURP Meeting
April 2025
200 Participants

OneLIC

Long Island City
Neighborhood Plan

Introduction

Background

Existing Conditions

Engagement

Proposal

Environmental + RER

NYC
PLANNING

Engagement

Key Agency Partners



Mayor's Office
of Climate and
Environmental
Justice



NYC Parks



Department of
Youth & Community
Development



Department of
Education



Housing Preservation & Development



Engagement

Engagement Summary

16 Public Meetings

5,750 Comments



2,350+ Survey Responses



1,800 Attendees



Engagement

Plan Goals

Goal 1: Create more housing for people at a range of income levels

Goal 2: Create a connected, resilient, and accessible waterfront from Gantry Plaza State Park to Queensbridge Park

Goal 3: Meet the infrastructure and community needs of a growing neighborhood while mitigating climate impacts

Goal 4: Support the diversity and vitality of Long Island City's unique and thriving economy

Goal 5: Make it easier for residents to access neighborhood resources and amenities

Proposal

An aerial photograph of Long Island City, New York, showing a dense cluster of skyscrapers along the waterfront. The water is a deep blue, and the sky is a lighter blue with some clouds. The overall tone of the image is blue.

Proposal

Zoning Toolkit

The neighborhood plan aims to reach the goals through different zoning tool approaches including:



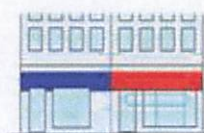
Permanent income-restricted affordable housing

Apply Mandatory Inclusionary Housing (MIH) and create affordable housing on public sites



Industrial

Maintain existing industrial areas while fostering the creation of industrial and commercial uses suitable near residential areas



Mixed-use Zoning

Apply mixed-use districts across the study area to permit a variety of community needs



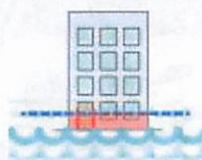
Lively Streets

Apply regulations along key corridors to create a safe and engaging public realm



Open Space

Create opportunities for new and high-quality open spaces both inland and on the waterfront



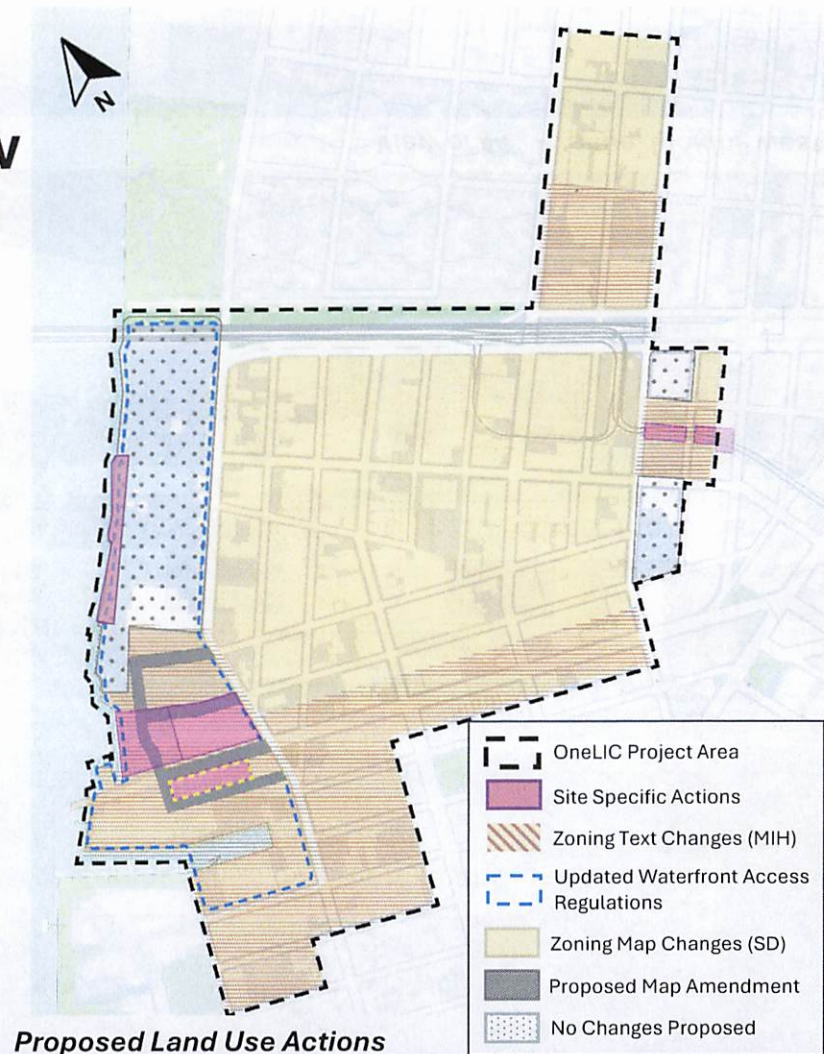
Resiliency

Ensure that development meets modern, flood-resilient design standards, map streets to higher elevations, and create a more resilient shoreline.

Proposal

Proposed Land Use Actions Overview

- Zoning Map Amendment
- Zoning Text Amendment: MIH, Waterfront Access, Special District
- Site Specific Actions: UDAA, UDAAP, Disposition, Acquisition and Site Selection
- City Map Changes



Zoning Today: Industrial

Zoning limits commercial and industrial growth

12th Street Plaza

Public realm conditions are not well suited for pedestrians

View of 44th Avenue, looking west

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Zoning Proposal: Industrial

Create safer and more engaging streets

Maintaining M districts while encouraging new business growth

12th Street Plaza

Illustrative view of 44th Avenue, looking west

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PLANNING

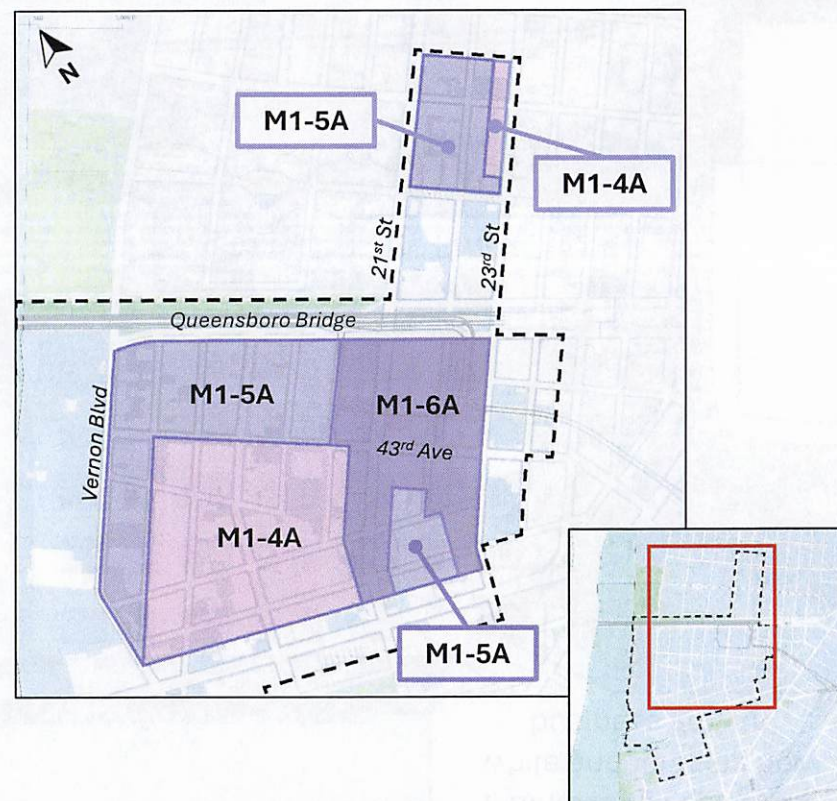
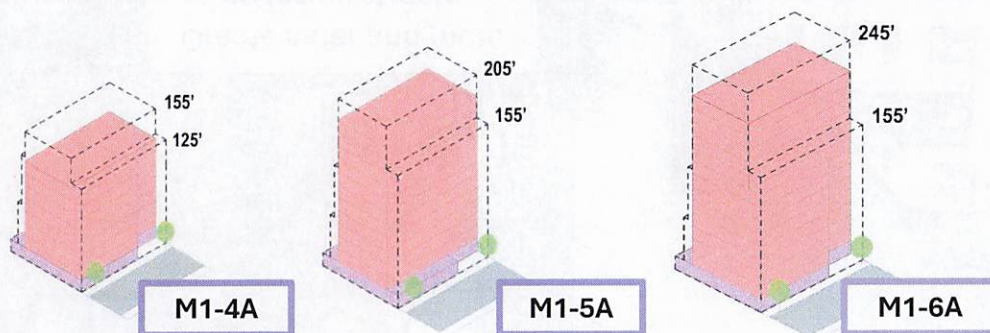
Proposal

Zoning Proposal: Industrial

Existing Zoning: M1-3, M1-4 and M1-5

Proposed Zoning:

Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial Facility FAR	Max Manufacturing FAR
M1-4A	N/A	5	5	5
M1-5A	N/A	6.5	6.5	6.5
M1-6A	N/A	8	8	8



Zoning Today: LIC Core + Queens Plaza

Today's districts prohibit residential buildings in this area

Recent high-rise building without MIH

Recent mid-rise building without MIH

There are currently no zoning incentives for open space in Queens Plaza

21st St - Queensbridge

F

Queensboro Plaza

7 N W



Birdseye view of Queens Plaza, looking northwest

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Zoning Proposal: LIC Core + Queens Plaza

Permit mixed-use buildings and apply MIH

Activate the public realm with new ground floor uses and streetscape amenities

Expand the area's open space network by creating zoning incentives

Queensboro Plaza

7 N W



Birdseye view of Queens Plaza, looking northwest

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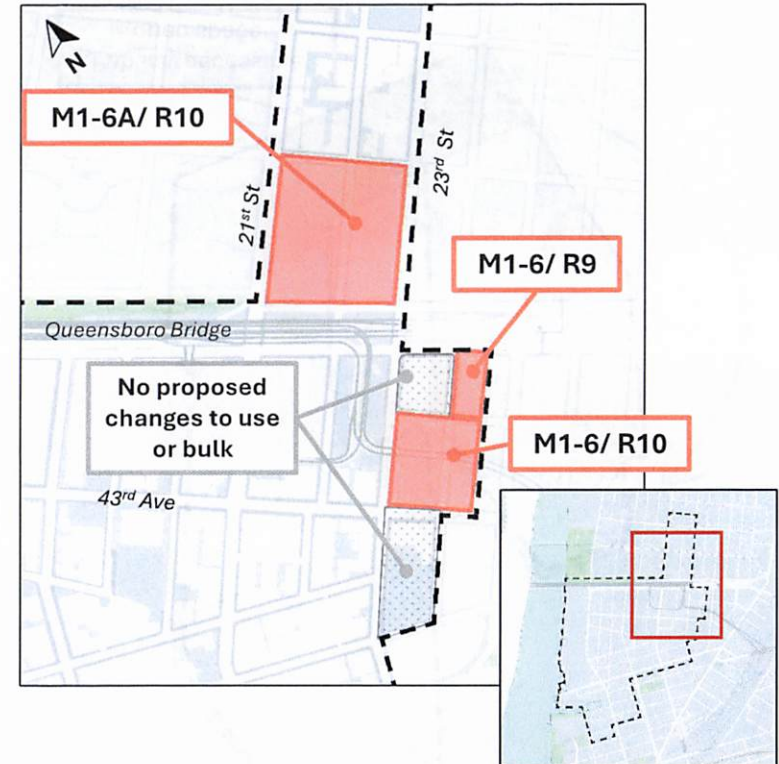
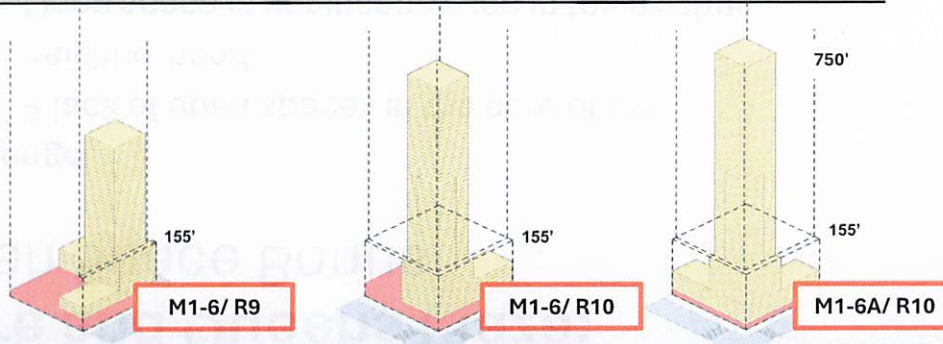
Proposal

Zoning Proposal: LIC Core + Queens Plaza

Existing Zoning: M1-5, M1-5/R9

Proposed Zoning:

Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial FAR	Max Manufacturing FAR
M1-6/ R9	9.6	10	15	15
M1-6A/ R10	12	10	8	8
M1-6/ R10	12	12	12	12



Proposal

Core and Queens Plaza: Open Space Bonus

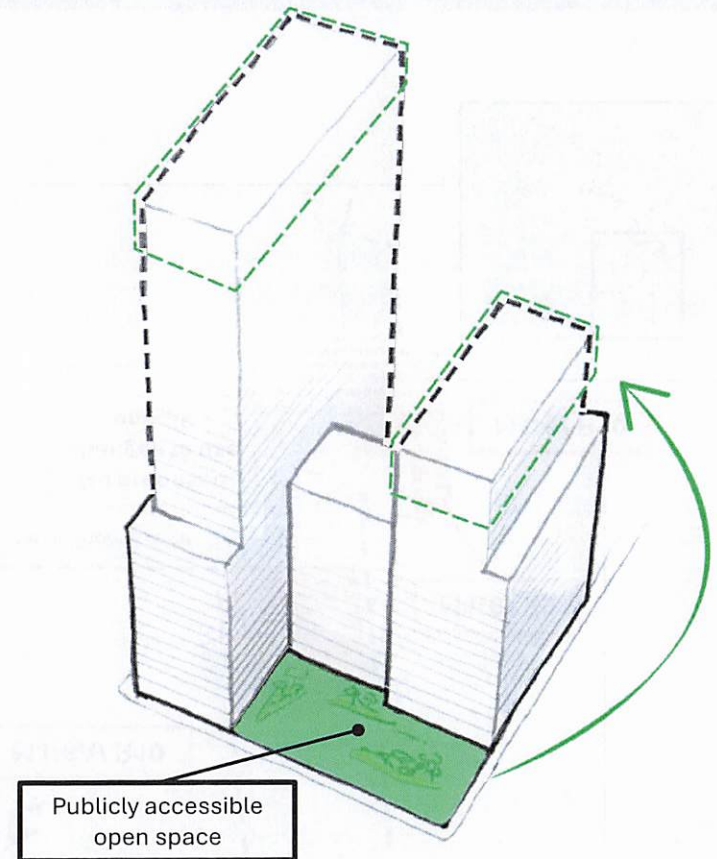
Challenge

- A lack of open spaces in the core of the neighborhood
- Open space is not incentivized in the existing special district

Proposal

Create a new CPC Authorization for the LIC Core + Queens Plaza subarea

- Floor area bonus to provide new publicly accessible open space
- Applies to new development on lots with more than 25,000 sf
- Proposals would require an application process that includes environmental review



Illustrative Example of Open Space Bonus

Proposal

Zoning Text Amendment: School Floor Area Exemption

Challenge

- Siting schools in LIC is challenging

Proposal

Exempt floor area generated by schools across the entire project area

- Applies to school floor area up to 150,000 sf
- CPC Authorization for height relief, up to 30 feet



P.S./I.S. 78, Public Elementary and Middle School

Proposal

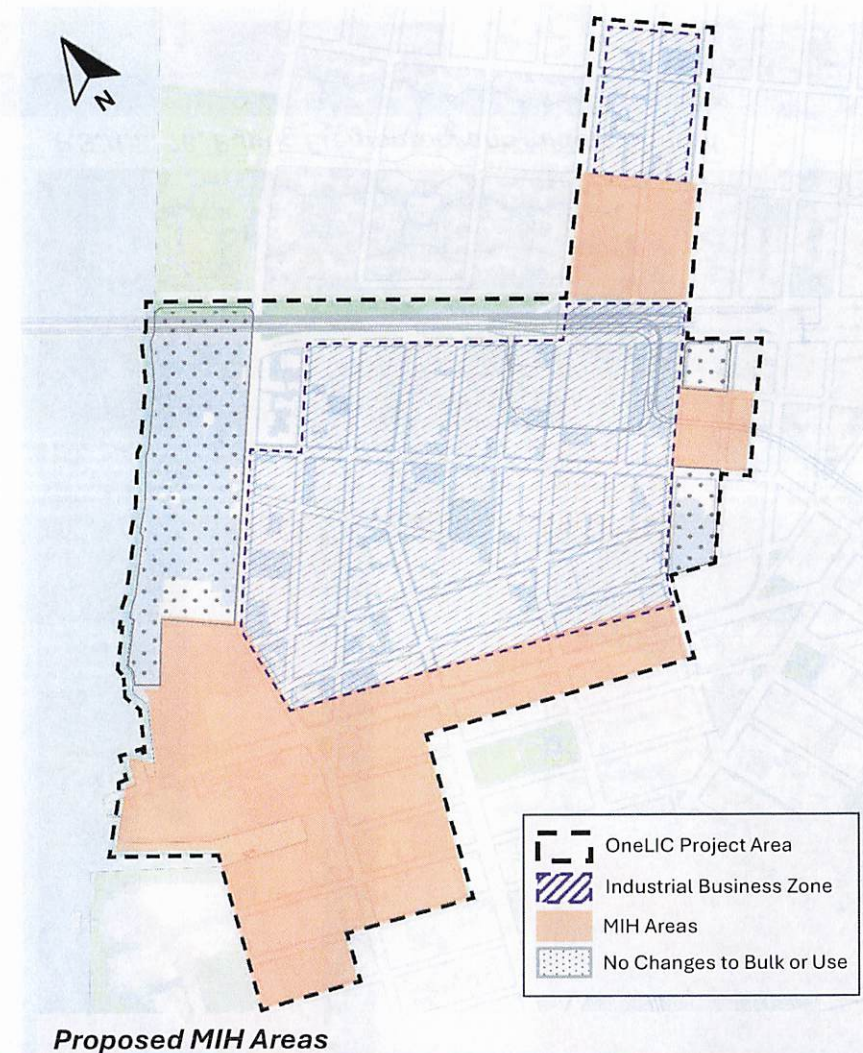
Zoning Text Amendment: Mandatory Inclusionary Housing

Challenge

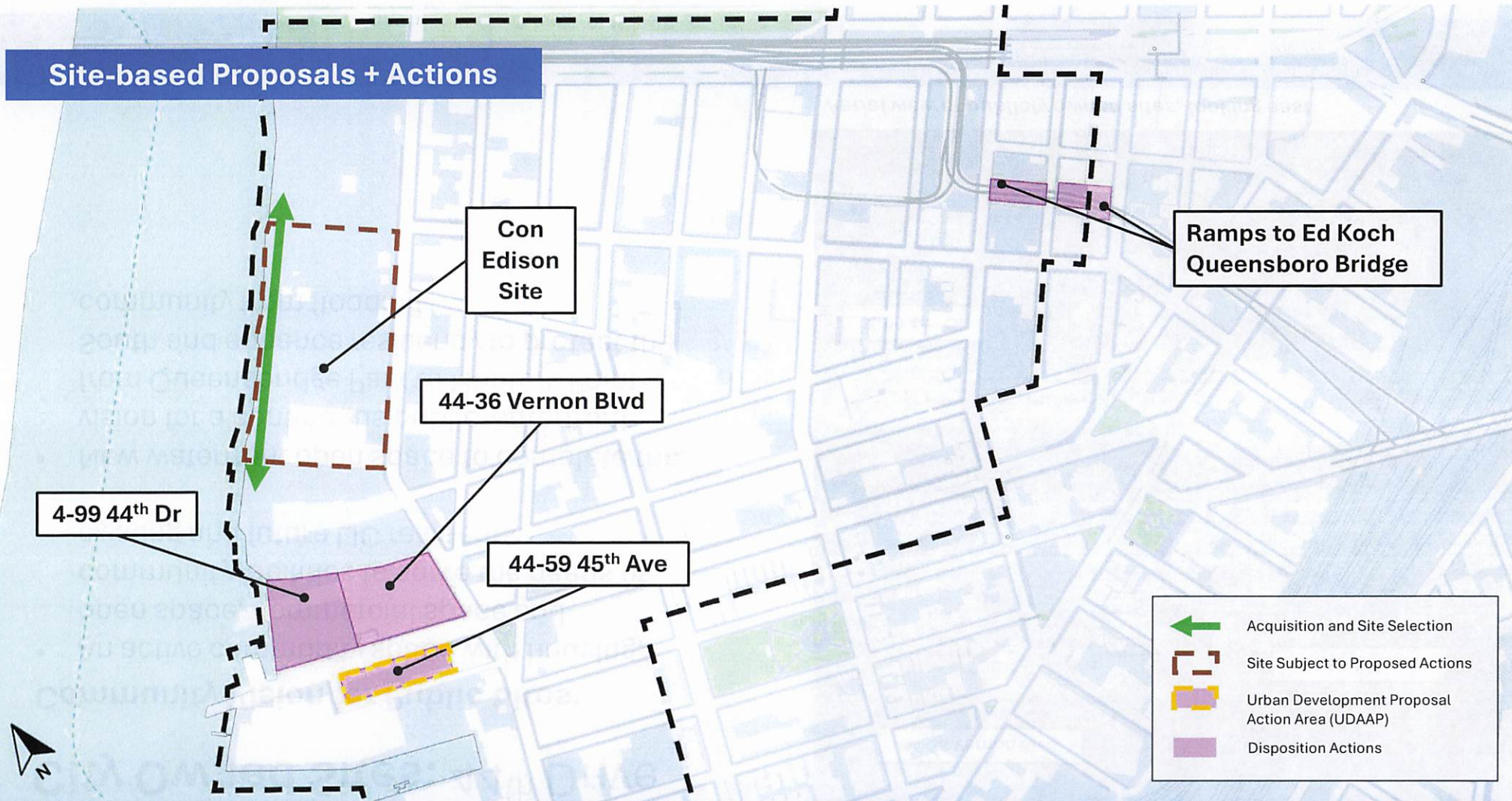
- Existing residential zoning districts do not require income-restricted units

Proposal

- Map Mandatory Inclusionary Housing (MIH) Options 1, 2, and 3
- Generate approximately 4,000 income-restricted units within the Project Area



Site-based Proposals + Actions



Proposal

City Owned Sites: 44th Drive

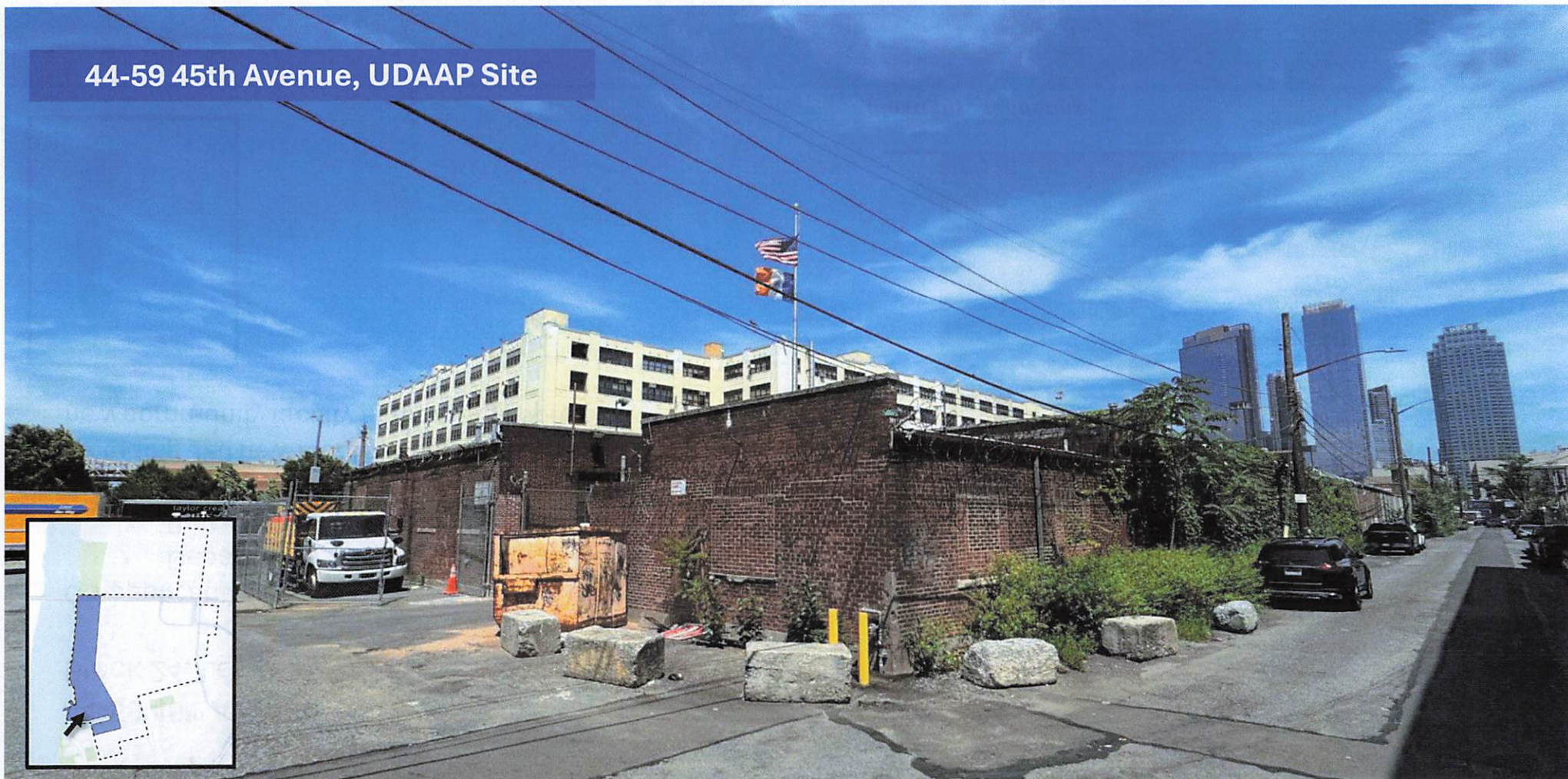
Community Vision for Public Sites:

- An active community space with housing, open space, commercial space and community facilities to serve the needs of existing and future LIC residents.
- New waterfront open space to complete the vision for a continuous public waterfront from Queensbridge Park to Hunters Point South and enhance resiliency to protect the community from flooding.



Aerial view of publicly owned sites, looking east

44-59 45th Avenue, UDAAP Site



View of 44-59 45th Avenue, looking northeast, from the intersection of 5th Street and 45th Avenue

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UDAA, UDAAP, Disposition of Property

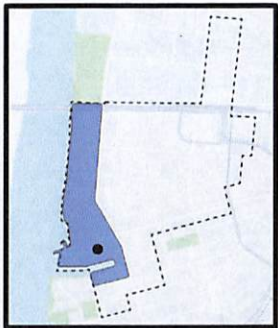
44-59 45th Avenue

Block 24, Lot 7

Co-applicant:

- Department of Housing
Preservation & Development (HPD)

Including 320 new income-restricted units,
new community facility and/or retail space



Illustrative rendering

Proposal

Disposition of City-owned Property

44-36 Vernon Boulevard and 4-99 44th Drive

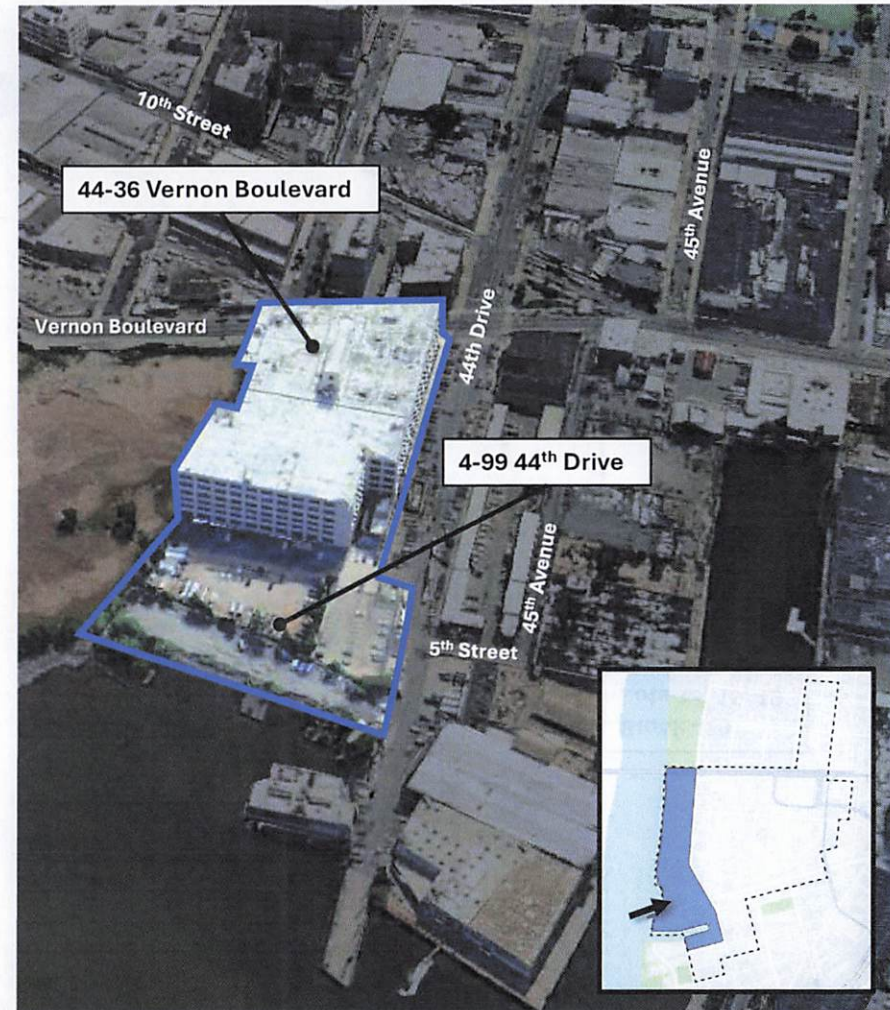
Block 488, Lot 11 & 15

Block 489, Lot 1 & 23

Co-applicant:

- Department of Citywide Administrative Services (DCAS)

Facilitate future development to bring new housing, waterfront open space, and a mix of commercial, retail, industrial, and/or community-facility uses



Aerial view of Publicly-owned Sites

Proposal

Disposition of City-owned Property

Lots under the ramps to Ed Koch Queensboro Bridge

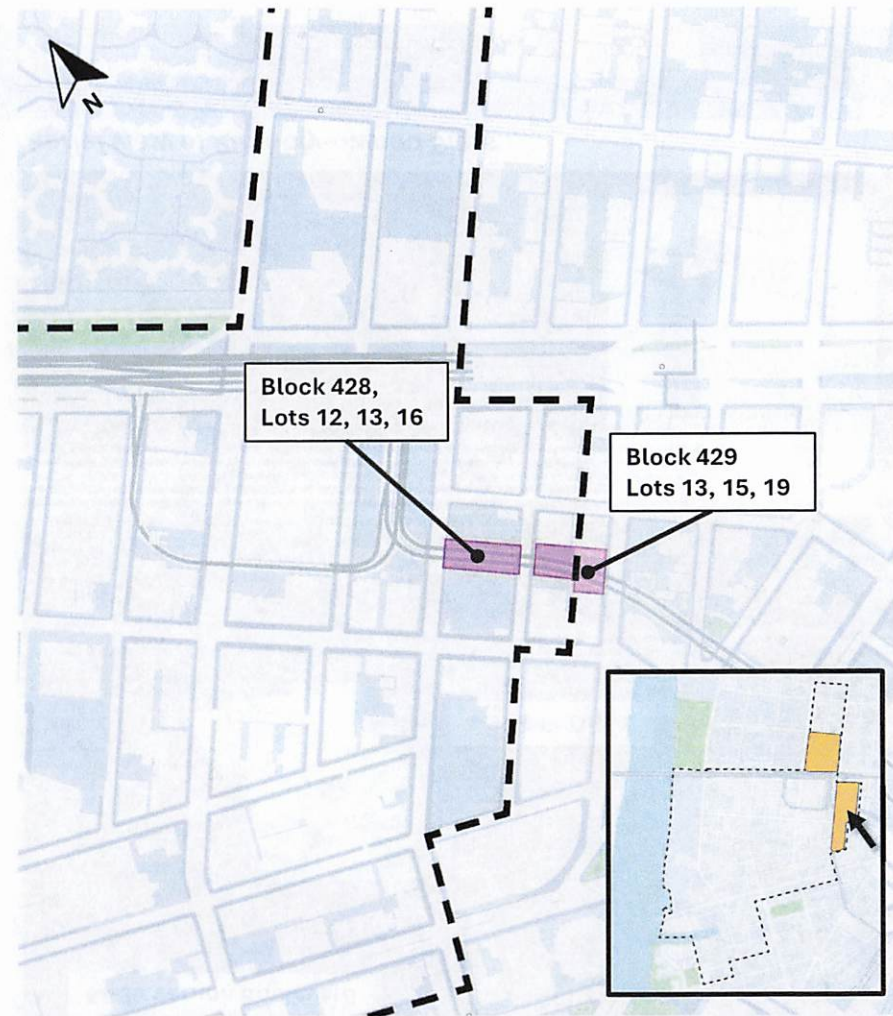
Block 428, Lot 12, 13 & 16

Block 429, Lot 13, 15 & 29

Co-applicant:

- Department of Citywide Administrative Services (DCAS)

Facilitate the sale of development rights to adjacent zoning lots through a competitive RFP process



Aerial view of Publicly-owned Sites

Proposal

Acquisition and Site Selection

Con Edison Site

P/o Block 488, Lot 114

Co-applicant:

- Department of Citywide Administrative Services (DCAS)
- Economic Development Corporation (EDC)

Outcome

Facilitate the creation of publicly accessible open space along the East River waterfront



Illustrative Easement Area

Proposal

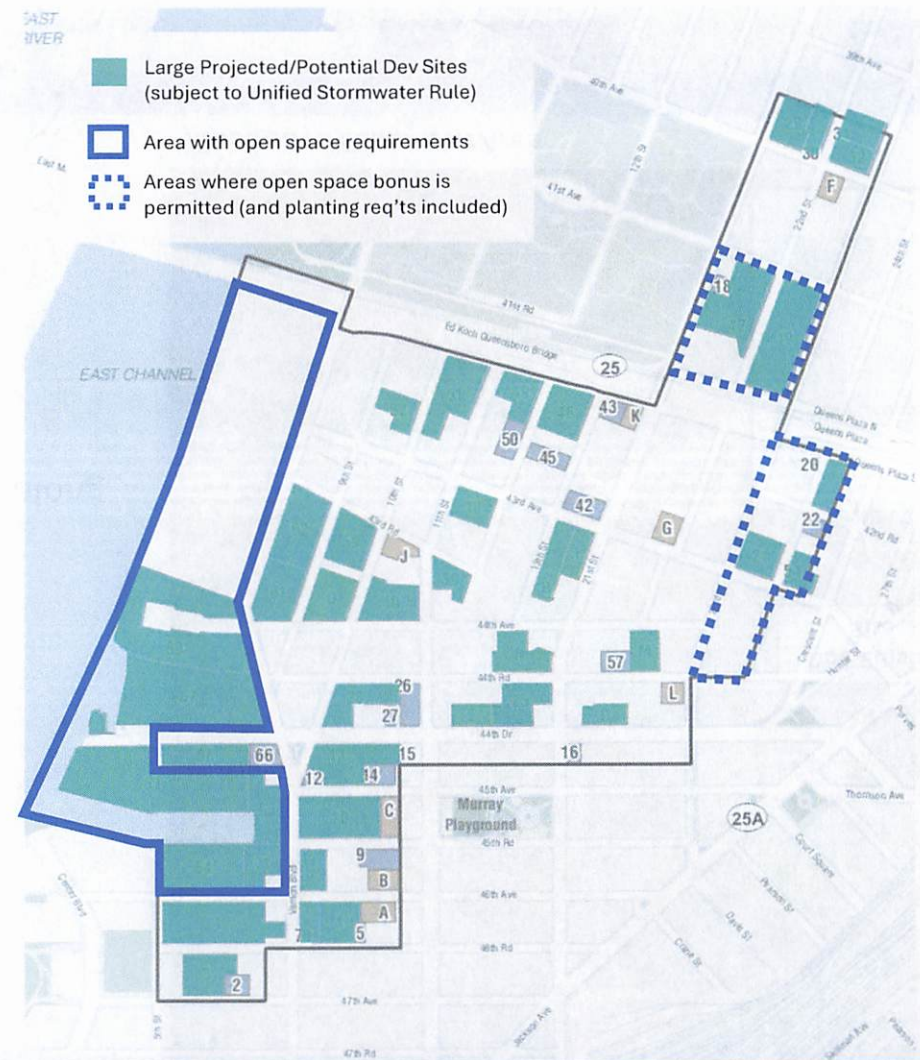
Resiliency: Stormwater Management

Constraint

- LIC has a large amount of impervious surface causing a strain on the stormwater system

Opportunities

- The Unified Stormwater Rule requires redeveloped sites above 20,000 sf to file stormwater permits
- 43 of 67 projected/potential development sites are above 20,000 sf
- Required waterfront open space and incentivized open spaces include planting standards that will reduce impervious coverage



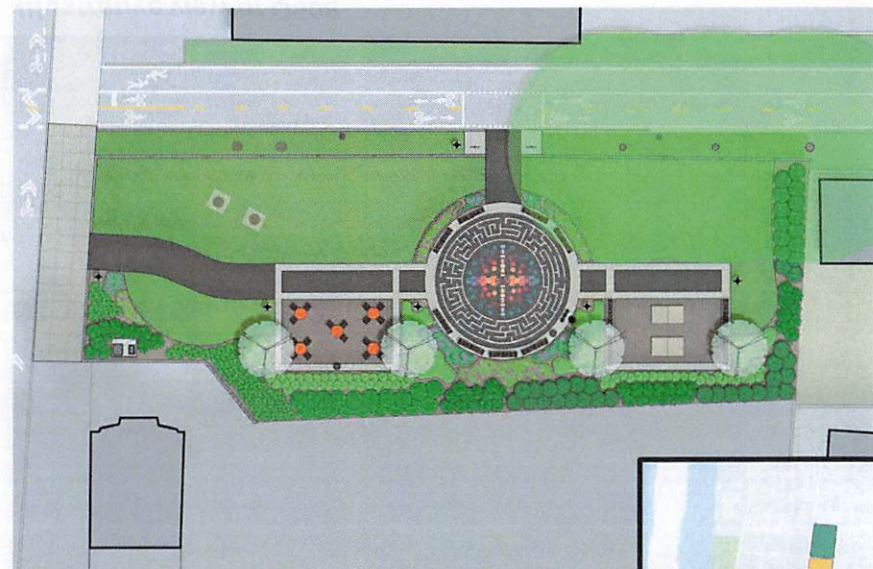
Proposal

Ongoing Investments

Queensbridge “Baby” Park

\$3M NYC Parks investment

- Transform former maintenance yard into a gathering space that includes lawn area, benches, ping pong tables, and game tables
- Currently under construction



Illustrative view of Queensbridge Baby Park



Proposal

Ongoing Investments

NYC School Construction Authority Planned Investments

Q341 Elementary School

- 1-55 54th Avenue
- Anticipated Open: 2027/2028 Academic Year

Q508 Elementary School

- 23-10 43rd Avenue
- Anticipated Open: 2028/2029 Academic Year

Q638 Potential School

- 44-59 45th Avenue
- Anticipated Open: TBD



Illustrative view of Q508

Proposal

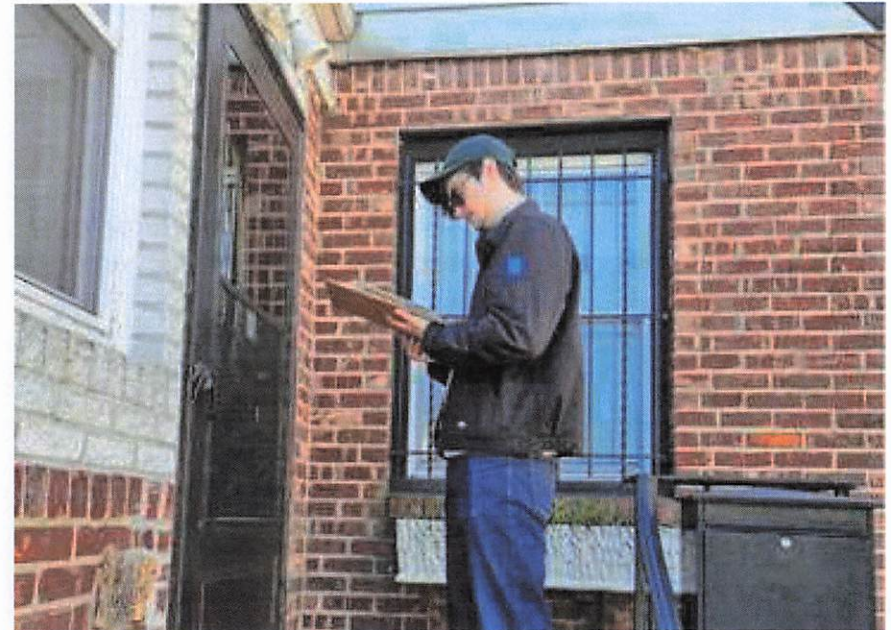
Preserving Affordability

Objectives

- Prevent displacement and tenant harassment
- Educate tenants about their rights and available resources

Strategies

- Launch the Partners in Preservation Program in LIC and Sunnyside
- Fund local CBOs to combat displacement and landlord harassment through tenant organizing and educating
- Partner with CBOs and elected officials to organize trainings and events on a wide range of tenant issues
 - Know Your Rights trainings
 - Housing Resource Fairs



HPD, Door to Door Outreach

Proposal

Supporting Homeowners

Objectives

- Support wealth building and increasing housing choice for LIC residents through retaining and stabilizing homeowners

Strategies

- One-stop shop for NYC homeowners (outreach, marketing, and 1:1 housing and legal counseling)
- Increase access to low or no interest home repair loans through the HomeFix 2.0 program
- Homeowner education



HPD, Homeowner Helpdesk

Environmental Review

Environmental

Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement was issued on April 18, 2025

No Impact in these categories

Land Use, Zoning & Public Policy	Solid Waste & Sanitation Services
Socioeconomic Conditions	Energy
Urban Design & Visual Resources	GHG Emissions & Climate Change
Natural Resources	Neighborhood Character
Hazardous Materials	Water & Sewer Infrastructure

Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS

Impact in these Categories

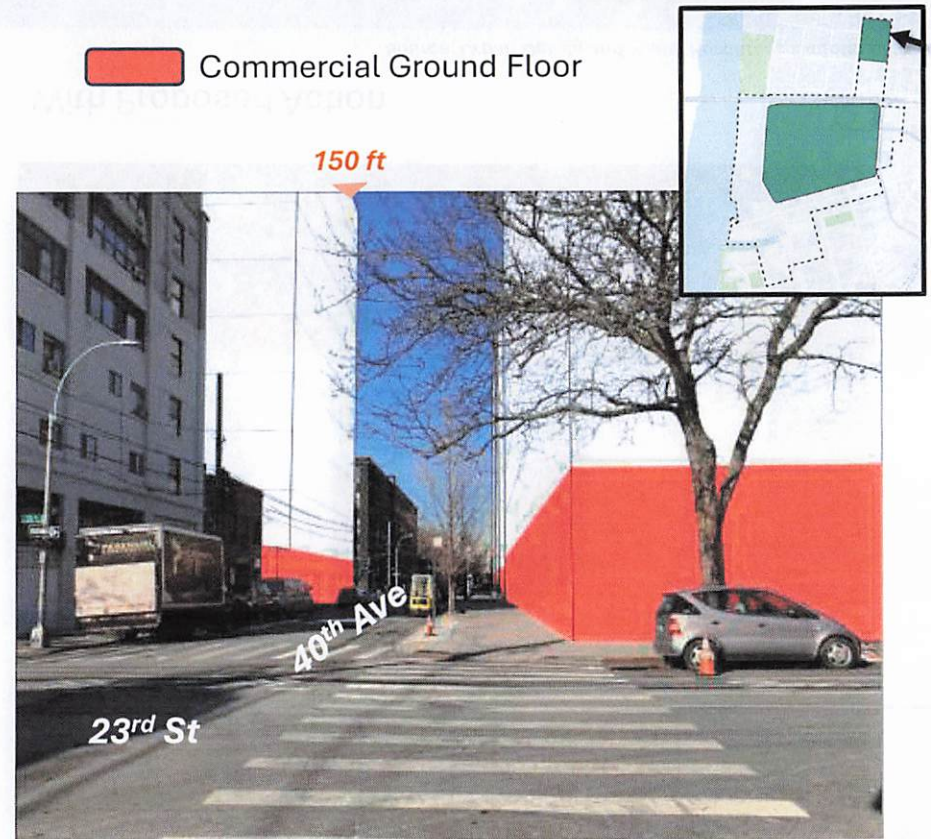
Community Facilities & Services
Open Space
Shadows
Historic & Cultural Resources
Air Quality (mobile source)
Noise
Transportation (Traffic, Transit, and Pedestrians)
Construction
Public Health

Environmental

Urban Design Views: 40th Ave from 23rd St



Existing Condition



With Proposed Action

Source: Urban Design and Visual Resources Chapter of the DEIS

Environmental

Urban Design Views: 41st Ave and 21st St

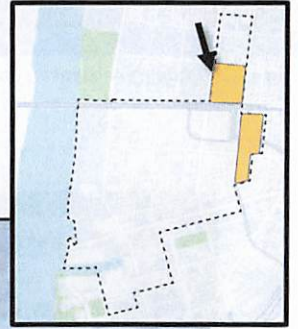


Existing Condition



With Proposed Action

 Commercial Ground Floor



Source: Urban Design and Visual Resources Chapter of the DEIS

Environmental

3D Model Test-fits: Queens Plaza North



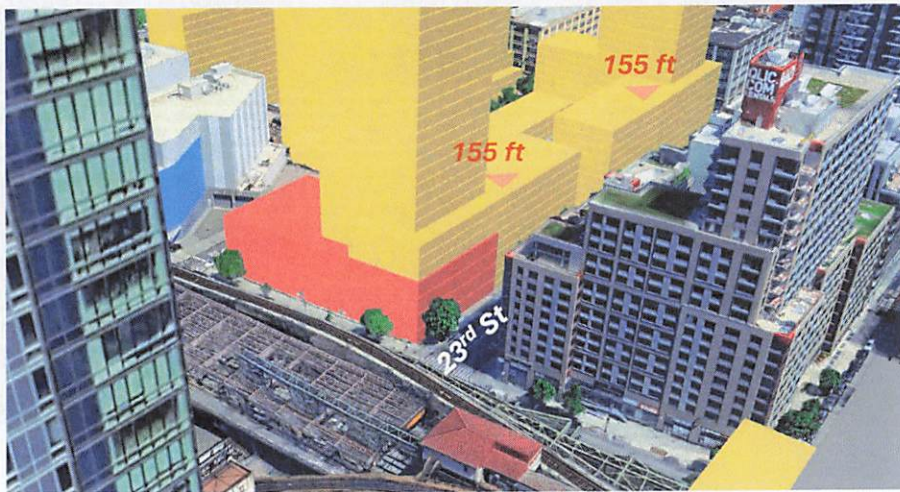
Illustrative View near Queens Plaza



Model of Proposed Actions for Illustrative View
(requires authorization for open space bonus)

Environmental

3D Model Test-fits: Queens Plaza North, Open Space Bonus



With Proposed Actions



Requires Authorization for Open Space Bonus

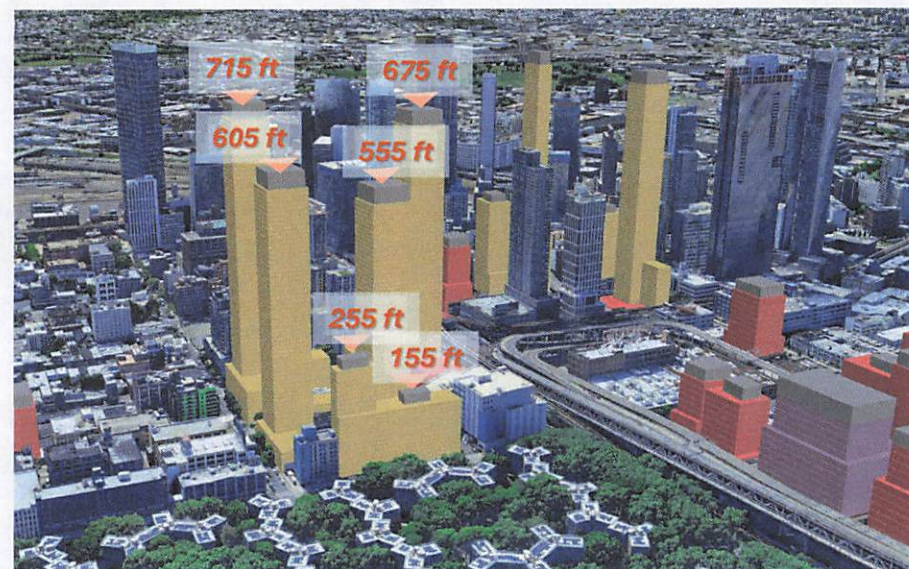
Environmental

3D Model Test-fits: Birds Eye View

- Residential
- Commercial
- Industrial
- Mechanical/Bulkhead



From Court Square looking northwest



Looking towards Court Square facing southeast

The **OneLIC Neighborhood Plan**
is an opportunity to re-envision
the neighborhood while investing
in critical community needs



FOR ILLUSTRATIVE PURPOSES ONLY

OneLIC

Long Island City Neighborhood Plan



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