

**Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday March 18, 2025**

Present:

Daniel Aliberti
Cristian Batres
Gerald Caliendo
Antonella Di Saverio
Katie Ellman
Elizabeth Erion
Adam Fisher-Cox
Tyrone Gardner
Evie Hantzopoulos
Amy Hau
Brian Hunt
Vanessa Jones-Hall
Raga Maddela
Athanasios Magoutas
Patricia Mahecha
Brian Martinez
Stella Nicolaou

Dino Panagoulas
Juliet Payabyab
Marie Torniali
Rod Townsend
Judy Trilivas
Mario Vergara
Quinella Williams
Thomas Wright Fernandez

Excused

Kian Bentancourt
Ann Bruno
Jean Marie D'Alleva
Dean Feratovic
Frank Fredericks
Shahenaz Hamde
Christopher Hanway
Jacqueline Ibarra

Richard Khuzami
Amin Mehedi
Andreas Migias
RoseMarie Poveromo
Kathleen Warnock
Corinne Wood-Haynes

Absent

George Alexiou
Cristina Lastres
Huge Ma
Jeffrey Martin
Doreen Mohammed
Thomas Ryan
Marisela Santos
Dominic Stiller
Rosemary Yelton

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
Assembly J G-Rojas -Janggo Mahmud
Assembly Mamdani - Benjamin Lotto
Council Caban - Tessa Blum
Council J Won - Farah Salam
Office NYC Public Advocate - Brian Straub
Office NYC Comptroller - James Mongeluzo
Queens DA - Javier Figaroa

Members of Public

Neil Herdan

Alicia Fernandez

Gloria Maloney

Michelle Moore

Joy Winkler

Frances Lugo

Arely Hernandez

Toni Cedse

Chair Evie Hantzopoulos: Meeting called to order at 6:30pm. Agenda presented.

Item #1 42-11 30th Avenue - Rezoning - C240223 ZMQ & Zoning Text Amendment N240224 ZRQ - CG Stone Realty to rezone properties on the north side of 30th Avenue between 42nd & 43rd Street in Astoria; Application to amend Appendix F of the Zoning Resolution to establish R6A-C2-4 portion of the rezoning area as mandatory inclusionary housing (MIH) Option 1.

Gerald Caliendo: Informed the board that his firm worked on the project.

The application was presented by Joe Sabarro, ACARAN LLC & Manny Russell, CG Stone Realty. The rezoning request would facilitate the enlargement of the existing one-story Key Food grocery store into a five-story, mixed residential and commercial building. The project will provide for new, affordable housing in Astoria on a wide street in a transit oriented area. The proposal for a 5 story building with a height of 60 feet - 3.9 FAR - 30,200 feet of residential floor area and 9,716 feet of commercial floor area. There would be 28 total dwelling units with 25% or approximately seven units, set aside for income restrictions under MIH Option1. The units will be a mix of studios, one bedroom, two bedrooms and three bedrooms. The grocery store would be expanded on the first floor by approximately 2,768 square feet.

The project will include 15 residential parking spaces, bicycle parking, and a solar, green roof recreation space.

The area has been zoned R5-C12 since 1961. The proposed change is for 9 lots to be rezoned to R6A-C2-4. The surrounding neighborhood is predominantly 1 & 2 family, multi-family residences and commercial buildings.

YouTube marker 2:34

Q & A YouTube marker 11:00 - Questions included: parking which is not required due to the location in a transit hub; whether occupants would pay for their own electricity in the low income units which is what is projected in the presentation, whether the project is MIH Option 1 and whether union labor would be used to construct the project, which isn't feasible due to its small size but own agreed to use local labor.

Public Session: YouTuber marker 16:30

Neil Herdan: Volunteers Whitey Ford Field Clean Up 3/29 & updates to website - **YouTube marker 16:44**

Alicia Fernandez: Queens View Community concerned about party hall going into the former Walgreens space on 34th Avenue & Crescent Street. **YouTube marker 17:49**

Gloria Maloney: Dutch Kill Civic Association opposed to party hall in former Walgreens space. **YouTube marker 20:37**

Michelle Moore: Queens View Community opposed to party space in former Walgreens. **YouTube marker 22:11**

Joy Winkler: Opposed to the board sending a letter against fluoride in the drinking water. **YouTuber marker 23:16**

Arley Hernandez: Astoria Family Enrichment Center invites community to their space at 31-18 31st Street . **YouTuber marker 24:41**

Toni Cedse: Opposed to party space at former Walgreens site. **YouTube marker 25:48**

Frances Lugo: Queens View resident opposed to party space at old Walgreens space. **YouTuber marker 28:03**

BUSINESS SESSION - YouTube marker 30:40

Motion to adopt February minutes - Gerald Caliendo Second - Cristian Batres

No Discussion - Motion carries. 0 Opposed 0 Abstentions.

Reports:

Chair Report, Evie Hantzopoulos - YouTube marker 31:41

Discussion on new members arriving in April & board survey regarding the committees members want to serve on.

District Manager's Report, Florence Koulouris - YouTube Marker 32:45

Condolences and a moment of silence for community members Fred Bruno & Gene Kelty. Update on Rainey Park, Wood Tree Playground, DHS and DOT signage.

Business Economic Development, Brian Hunt & Brian Martinez - YouTube marker 36:30

Meeting on April 8th.

Capital/Expense/Budget - No Report

Communications and Public Outreach - No Report

Consumer Affairs/Licenses, Marie Torniali - YouTube marker 37:02

No issues with outdoor dining applications they all knew the rules and were willing to follow them and the same with cannabis applicants. There was no problem from the precinct with the liquor licenses. There is one location that was on last month's list and we asked them to return this month. The Zone, 43-20 31st Avenue, a history of trouble and violence. The new owner assured us she had nothing to do with the previous owners and has agreed to change their operating hours and close at midnight.

Motion to approve all licenses on the March list - Brian Hunt Second - Amy Hau YouTube marker 40:41

No discussion - Motion carries - 0 Opposed - 0 Abstentions

Education/Libraries/Youth Services - No Report

Environmental/Sanitation, Antonella Di Saverio - YouTube marker 41:15

Addressing Ms. Winkler's petition not to oppose fluoride in drinking water, as a matter of record the committee would like to inform petition signers of the court ruling stating that the level of fluoridation in New York City water is dangerous.

Health & Human Services - No Report

Housing, Katie Ellman - No report

Land Use & Zoning, Elizabeth Erion - YouTube marker 42:10

Motion to approve 42-11 30th Avenue rezoning - C240223 ZMQ & Zoning Text Amendment N240224 ZRQ - to amend Appendix F of the Zoning Resolution to establish R6A/C2-4 portion of the rezoning area as, specifically - Mandatory Inclusionary Housing (MIH) Option 1 - Amy Hau - Second Adam Fischer-Cox

Discussion on the motion: None

Motion carries: 18 Yes 6 Opposed 1 Abstention for Cause.

YouTube marker 46:44

Legal, Legislative & Parliamentary, Rod Townsend - YouTube marker 47:10 The committee will be continuing by-laws review and provide a draft to the board in June..

Office Budget and Staff, Chair Evie Hantzopoulos - YouTube marker 47:30 Meeting March 20, 2025.

Parks/Recreation/Cultural Affairs, Report by Chair Evie Hantzopoulos - YouTube marker 47:51 Meeting in April with Partnership for Parks.

Public Safety - No Report

Transportation, Athanasios Magoutas - YouTube marker 48:35

DOT presented regarding parking protected bike lanes along Northern Boulevard; Community member, John Cerico presented community survey regarding DOT daylighting requested areas; YTD crash statistics: January - 1 pedestrian fatality; 48 total crashes - 36 involving motorists, 20 involving pedestrians, 1 involving cyclist. February - 1 motorist fatality; 45 total crashes - 28 involving motorists, 18 involving pedestrians, 4 involving cyclists.

Old Business - YouTube marker 51:30

Chair Evie Hantzopoulos: a letter was written regarding the status of Agenda nightclub.

Marie Torniali: The Great Lawn in Astoria park is closed for renovation into fall.

New Business - YouTube marker 52:25

Athanasios Magoutas: Another shooting at Code nightclub.

NYPD Officer Wanda: Code is at the top of list to be watched; additional officers are on foot patrol around the nightclub. Numbers will be provided to board ahead of the license renewal application.

Chair Evie Hantzopoulos: Congratulations to Marie Torniali for being named one of Queens Power 100 by City & State.

Messages from Elected Officials - YouTube marker 56:00

Office Borough President Donovan Richards, Claire Collins - New CB 1 members coming; Irish American Cultural Heritage Celebration; Salute to Gold Star Spouses - April 3, 2025; College & University Fair at Richmond HS April 3, 2025.

Office of State Senator Kristen Gonzalez, Katherine Denby - Events include: Consumer Utility Clinic with Con Ed and Housing Clinic. The Senator is seeking a new District Director. Email Gonzalez@NYSenate.gov.

Assemblymember Mamdani, Benjamin Lotto - Events consumer utility clinic to help constituents understand their Con Ed bill and how to achieve cost savings; The Queens bus network redesign has officially entered the implementation phase and phase one routes. The first half of the routes will begin on June 29th of this year and phase two routes will begin on August 31st of this year. View more info about that on the mta's website in its Queen bus network redesign section. Rate case 25241 update: the case is moving forward. There are 950 public comments on the electricity case and 120 comments for gas on line. Public hearing is April 8 & 9th.

Assemblymember Steven Raga, Kazi - Successfully secured \$75 million for Mitchell Llama Capital funding and \$100 million for operating expenses. The Assembly one house budget includes universal school meals for all students throughout the state. Events: Woman of Distinction Awards; Tax preparation every Saturday until April 5th, between 9:00 a.m. to 4:00 p.m.

Assemblymember J G-Rojas - Unclaimed Funds Event; Support for Domestic Violence survivors; Introduced a bill called "CREEP Act" - Ceasing Repeated Extremely Egregious and Predatory Act - it allows survivors to petition for a new type of restraining order, an anti-stalking order which would be available through the family court. The stalker doesn't have to be related to you or your family. The bill aligns New York State with the majority of states who use this practice. align New York with the same measures and protocols that majority of the other states already practice.

Motion to adjourn Marie Torniali - Second, Elizabeth Erion.

Motion carries. Meeting adjourned at 7:34pm

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

DATE 3/18 2025

<u>Community Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Abs.</u>	<u>Community Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Abs.</u>
George Alexiou		✓		Huge Ma		✓	
Daniel Aliberti	✓			Raga Maddela	✓		
Cristian Batres	✓			Athanasios Magoutas	✓		
Kian Betancourt			E	Patricia Mahecha	✓		
Ann Bruno			E	Jeffrey Martin		✓	
Gerald Caliando	✓			Brian Martinez	✓		
Jean Marie D'Alleva			E	Amin Mehedi			E
Antonella Di Saverio	✓			Andreas Migias			E
Katie Ellman	✓			Doreen Mohammed		✓	
Elizabeth Erion	✓			Stella Nicolaou	✓		
Dean Feratovic			E	Dino Panagoulis	✓		
Adam Fisher-Cox	✓			Juliet Payabyab	✓		
Frank Fredericks			E	RoseMarie Poveromo			E
Tyrone Gardner	✓			Thomas Ryan		✓	
Shahenaz Hamde			E	Marisela Santos		✓	
Evie Hantzopoulos	✓			Dominic Stiller		✓	
Christopher Hanway			E	Marie Torniali	✓		
Amy Hau	✓			Rod Townsend	✓		
Brian Hunt	✓			Judy Trilivas	✓		
Jacqueline Ibarra			E	Mario Vergara	✓		
Vanessa Jones-Hall	✓			Kathleen Warnock			E
Richard Khuzami			E	Quinella Williams	✓		
Cristina Lastres		✓		Corinne Wood-Haynes			E
				Thomas Wright Fernandez	✓		
				Rosemary Yelton		✓	
Number Board Members Present _____							
Present <u>25</u>				Absent <u>9</u>			
				Excused <u>14</u>			
						50	48

42-11 30TH AVENUE REZONING

QUEENS COMMUNITY DISTRICT I

APPLICANT: CG STONE REALTY, LLC
REPRESENTATIVE: AKERMAN LLP
ULURP: C240223 ZMQ & N240224 ZRQ

PROPOSED ACTIONS

1

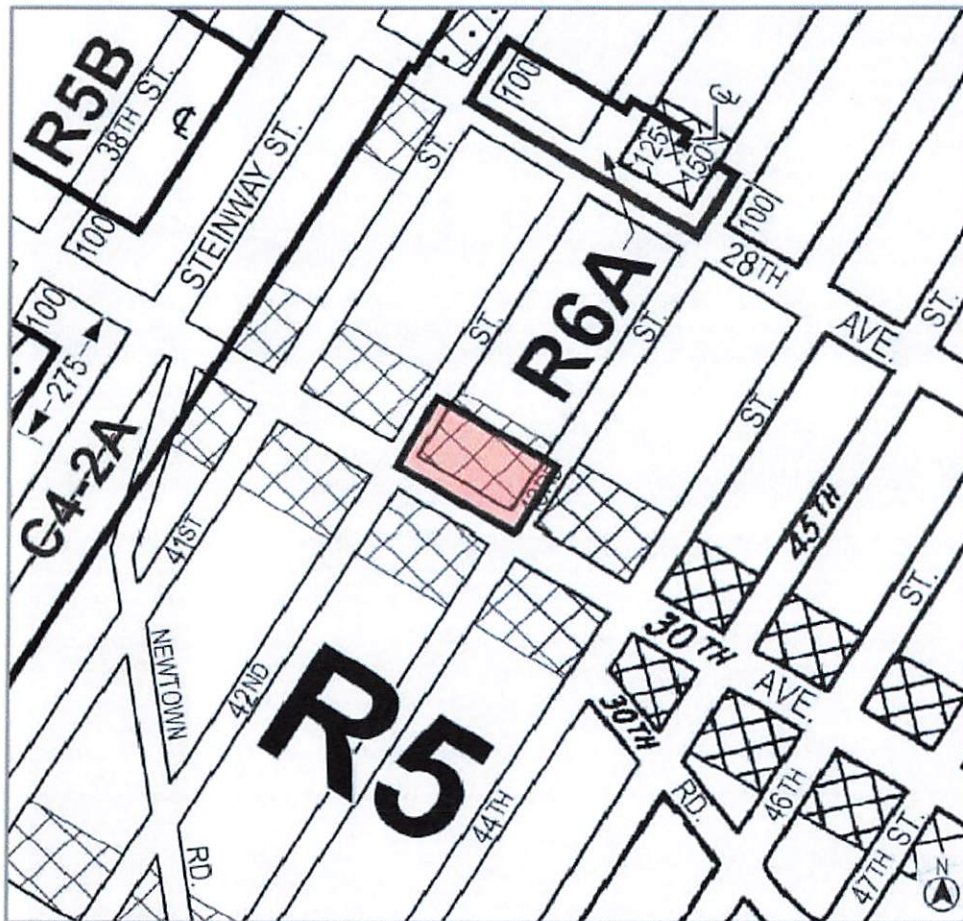
Zoning map amendment changing an existing R5/C1-2 zoning district to an R6A/C2-4 zoning district; and

2

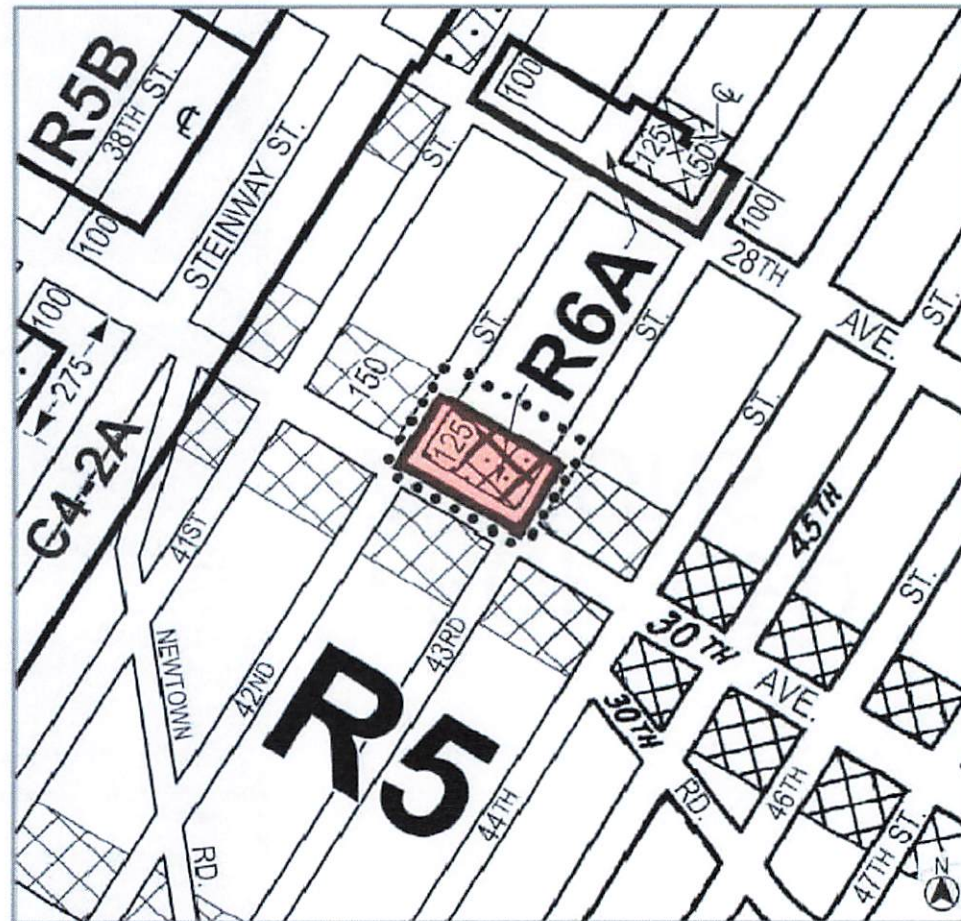
Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area with MIH Option 1.

PROPOSED ACTIONS

PROPOSED ZONING



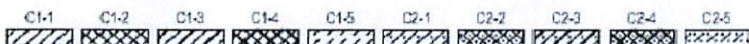
Current Zoning Map (9a & 9c)



Proposed Zoning Map (9a & 9c) - Area being rezoned is outlined with dotted lines

Rezoning from R5/C1-2 to R6A/C2-4

Rezoning from R5/C1-2 to R5

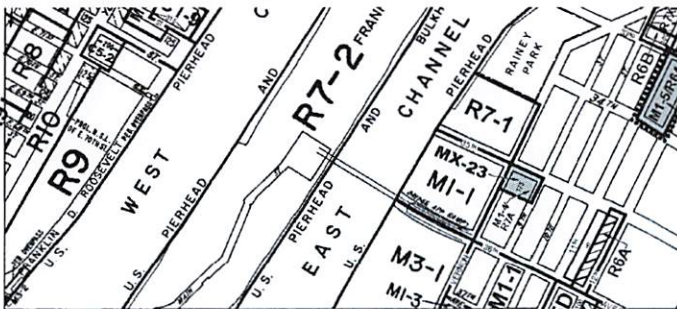
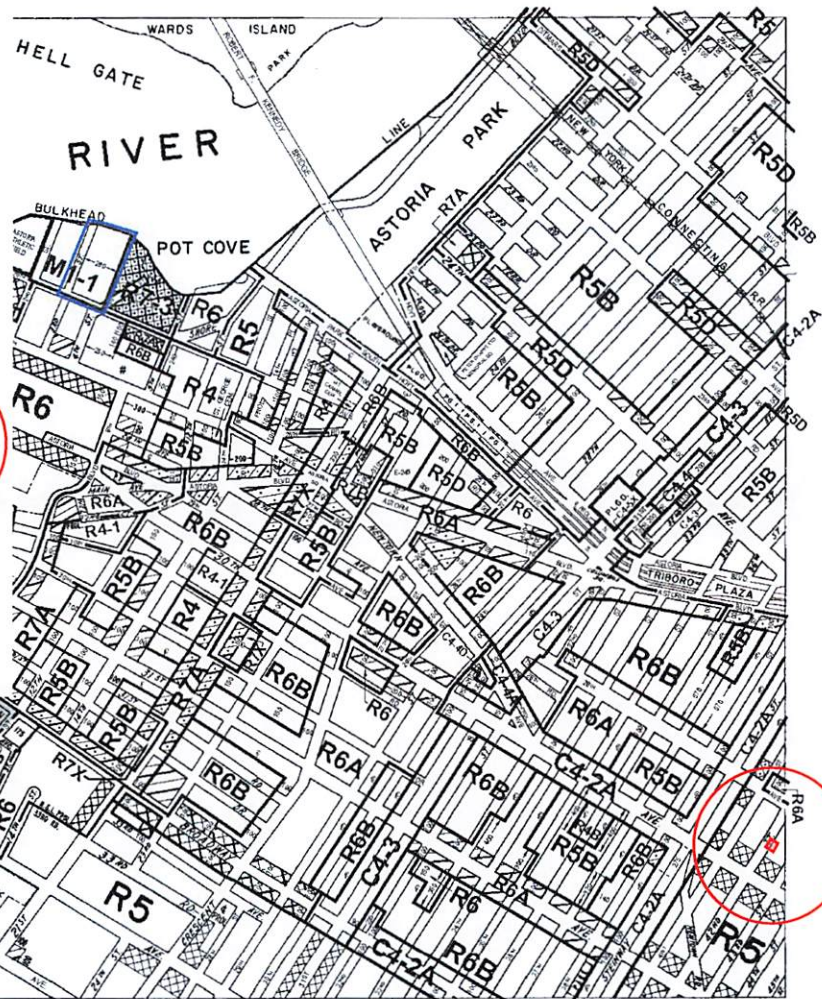


NOTE: Where no lines show for zoning district boundaries appear on the zoning maps, such districts are determined by Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

NEIGHBORHOOD CONTEXT

ZONING CHANGE MAP

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



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C-132084 AND ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:
07-14-2022 C 210234 ZMQ

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

MAP KEY

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

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9a

TAX MAP

BLOCK 698, LOTS 41 & 44

FINANCE
NEW YORK
MARSHA L. STARR
COMMISSIONER



NYC Digital Tax Map

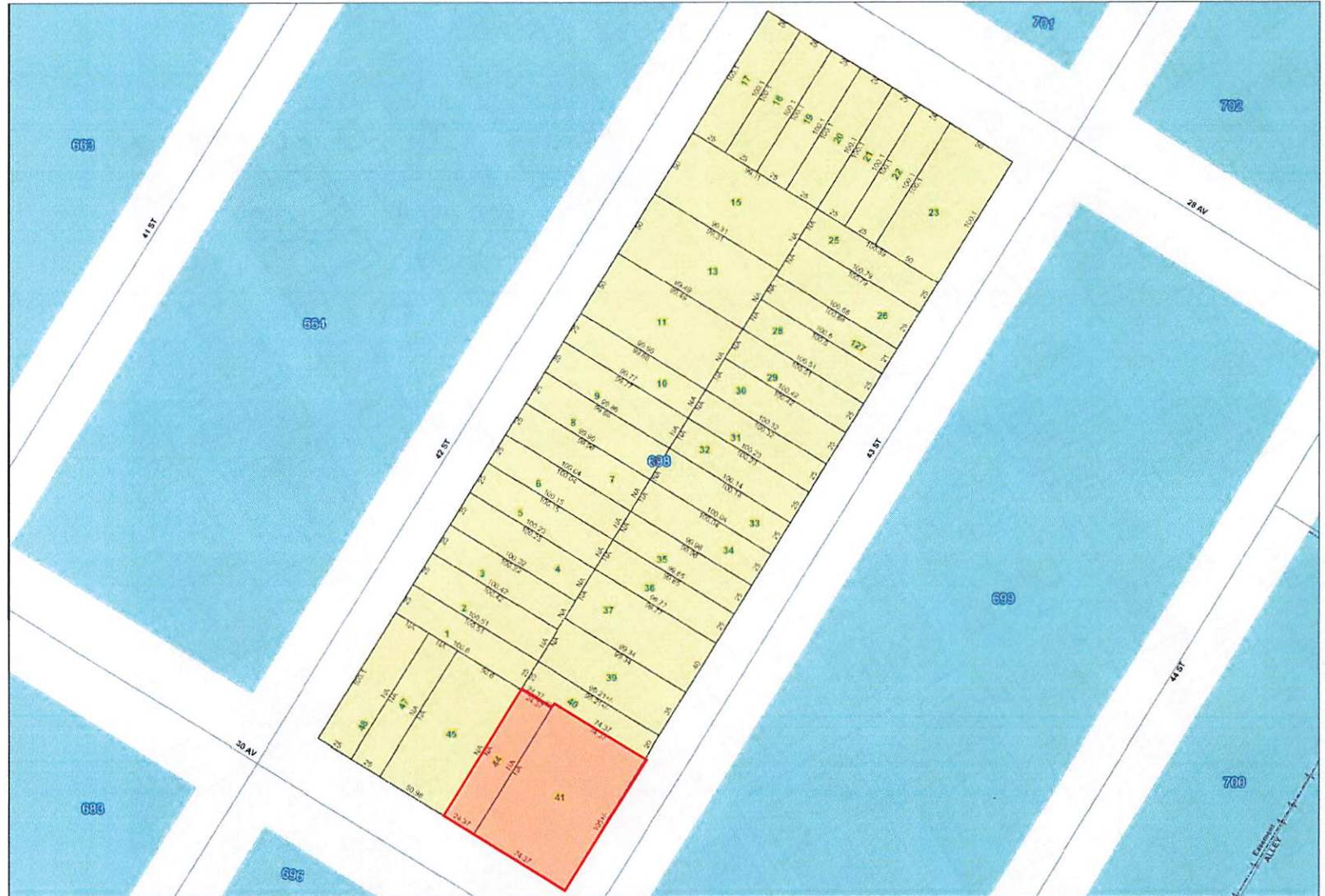
Effective Date : 12-07-2009 12:39:36

End Date : Current

Queens Block: 698

Legend

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



0 12.5 25 50 75 100 Feet

LAND USE MAP

42-11 30th Avenue, Queens Area Map

Block: 698, Lots: 1, 2, 39, 40, 41, 44, 45, 47 & 48

Project Information

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

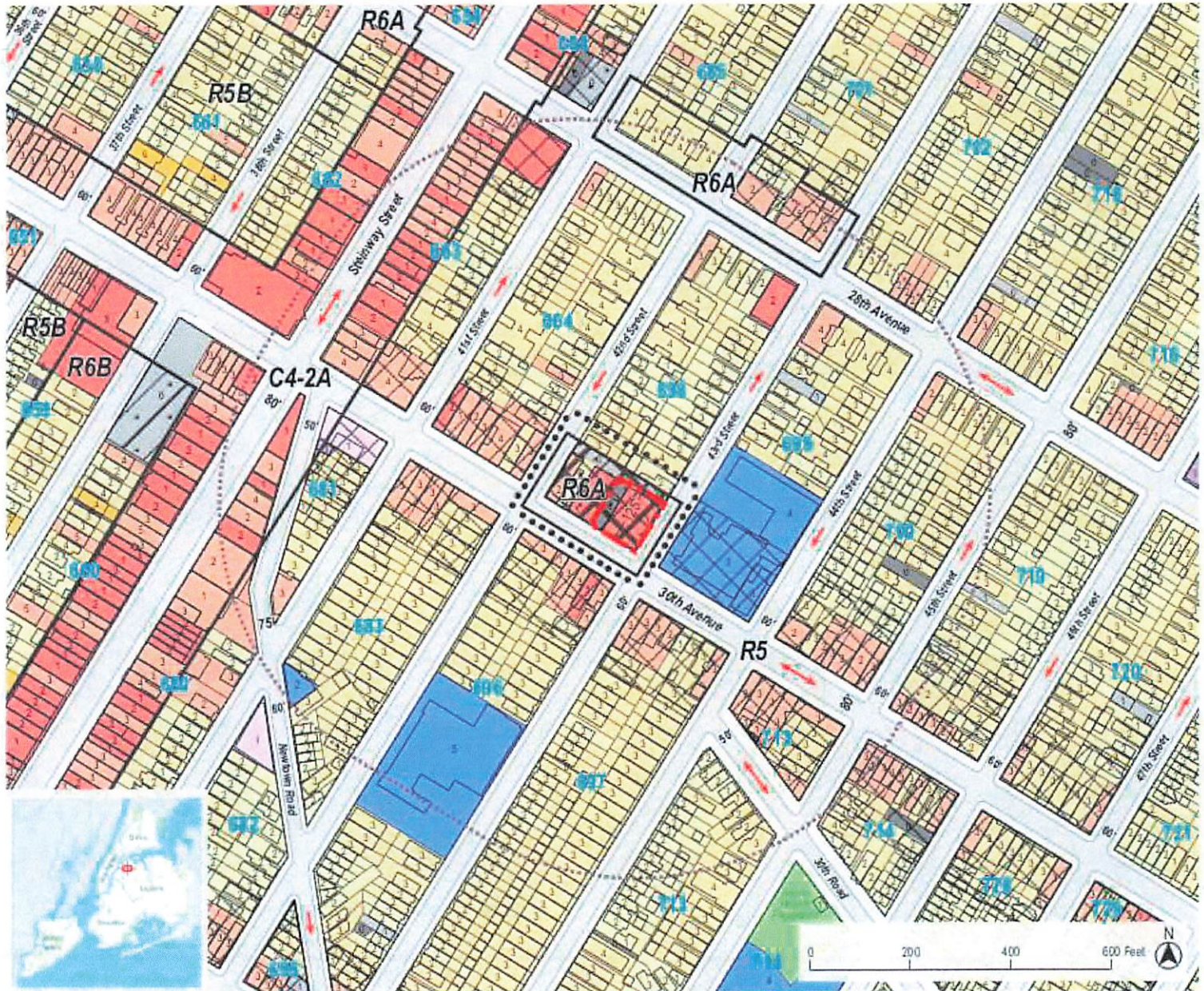
Existing Commercial Overlays & Zoning Districts

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

-  Block Numbers
-  Property Lines
-  Number of Floors

Land Uses

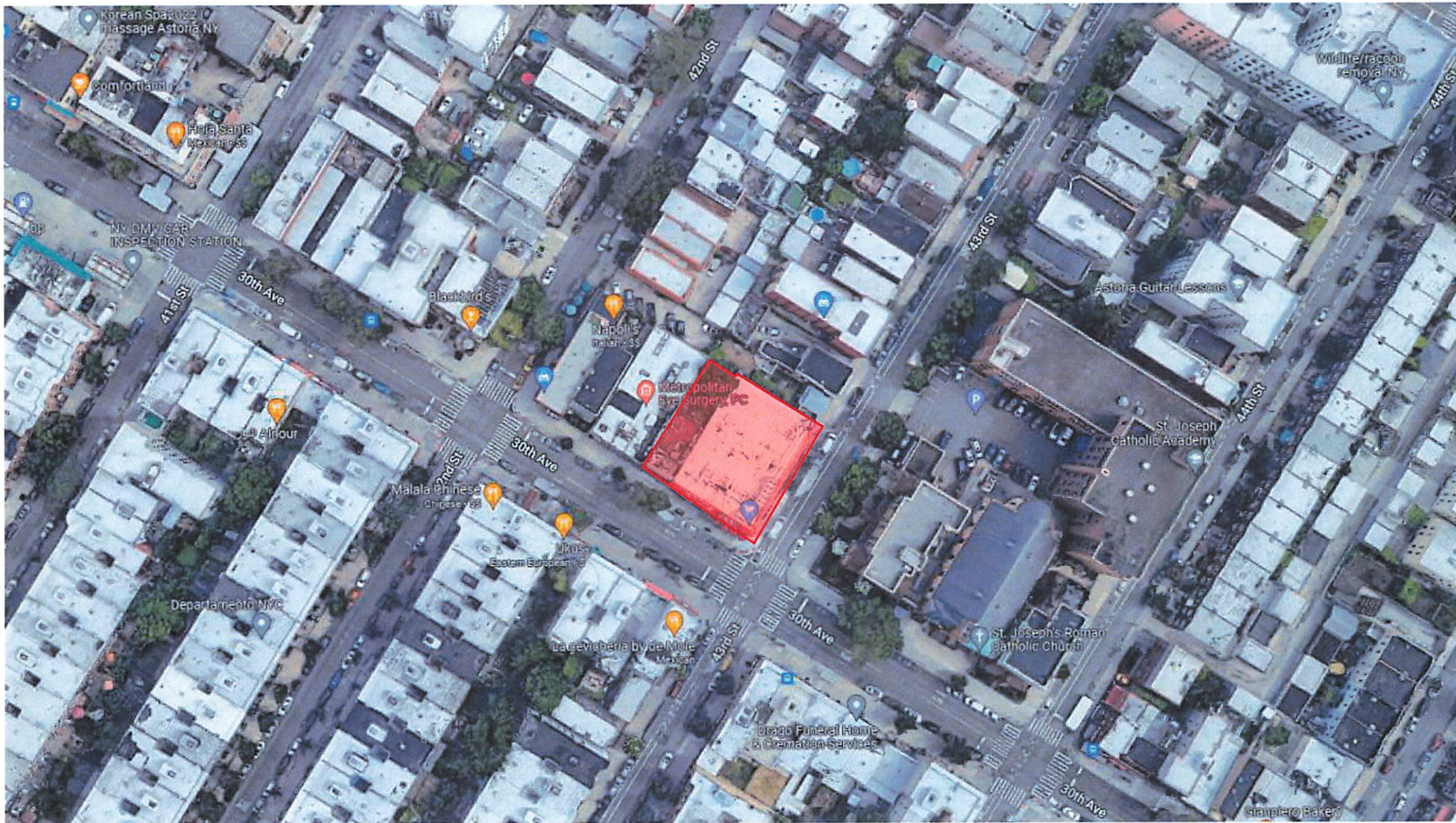
-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions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



March 2023

Urban Cartographics

AERIAL VIEW



SURROUNDING CONTEXT



DEVELOPMENT SITE



PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

Mixed-Use Building

- 5-stories rising to height of 60'
- 39,916 sq ft (3.9 FAR)
 - 30,200 sq ft of residential floor area (2.95 FAR)
 - 9,716 sq ft of commercial floor area (0.95 FAR)
- 15 residential bicycle parking spaces
- Solar green roof with recreation space

Dwelling Units

- 28 dwelling units
- MIH set aside for permanently income-restricted units (~7 units)
- Mix of studio, one-, two-, and three-bedroom apartments

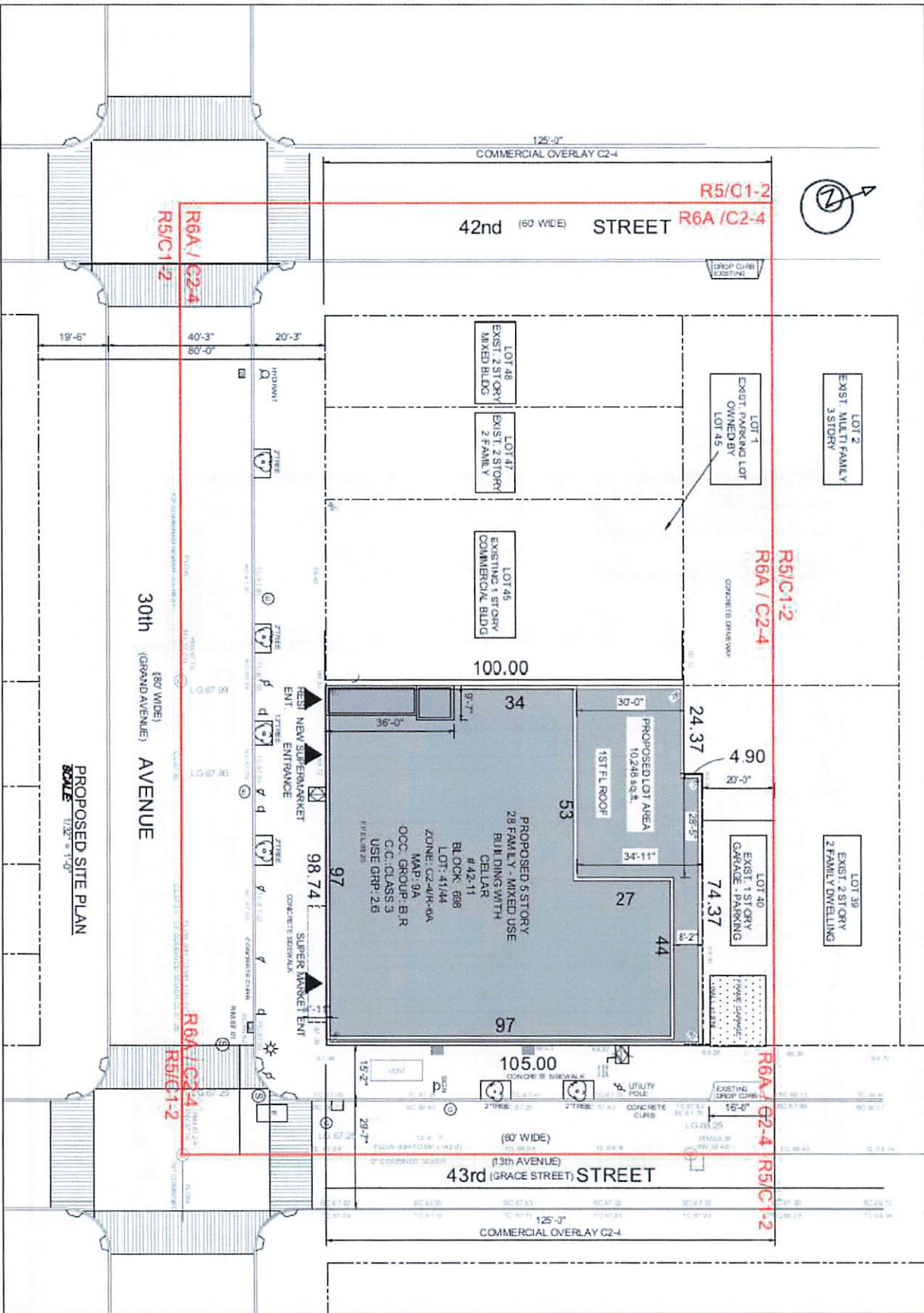
Expanded Grocery Store

- Additional ~2,768 sf expansion of ground floor
- New entryway, increased capacity, and improved layout
- Additional ~2,788 sf accessory storage area in cellar

ILLUSTRATIVE RENDERING



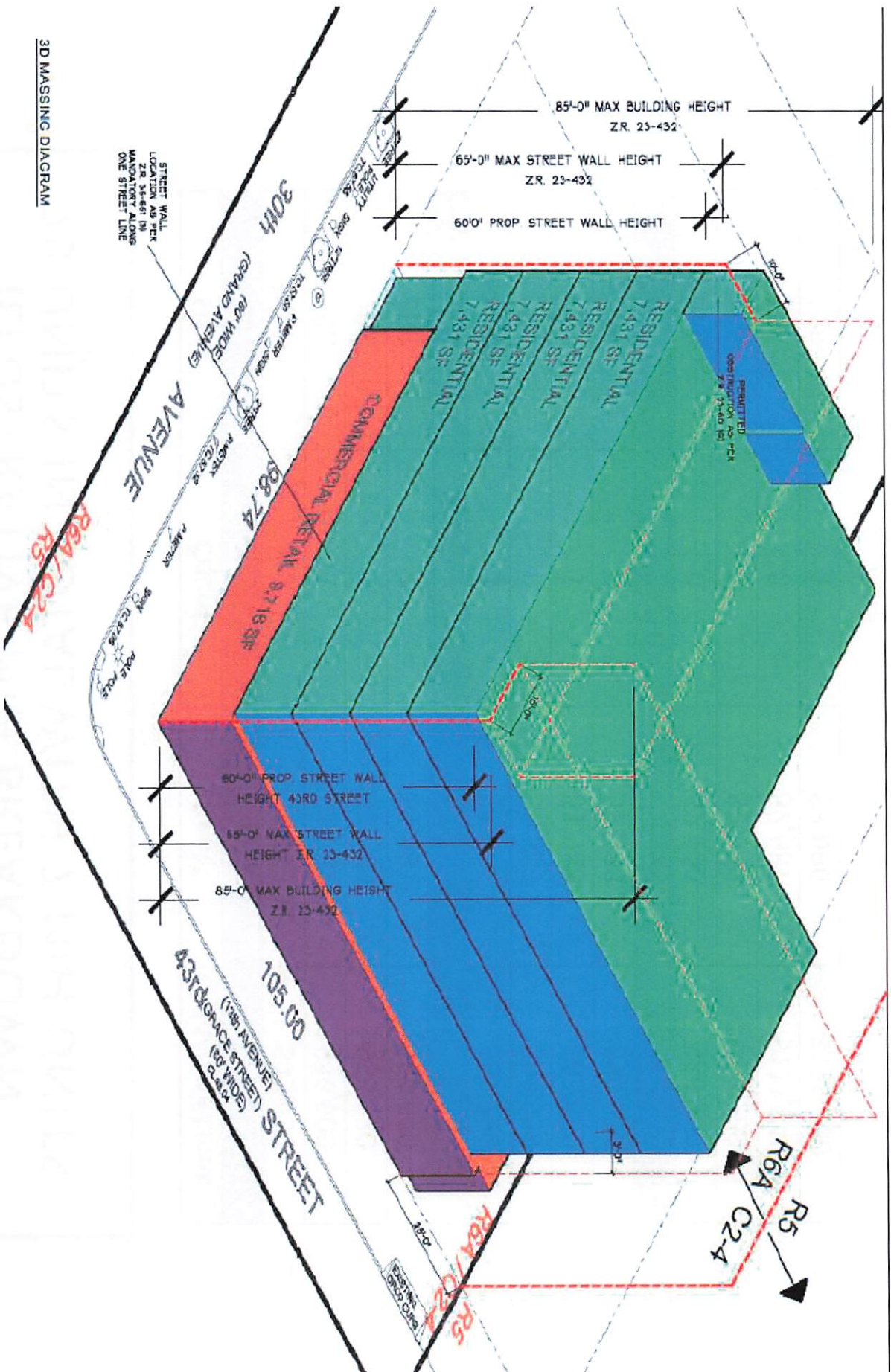
ILLUSTRATIVE SITE PLAN



THE ARCHITECT SHALL HAVE CONTROL ON CHANGES OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. REWARD & GALENDI ARCHITECT, P.A. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Z-002.00 	DRAWN BY: R.S. CHECKED BY: GJC JOB NO: 22074 SCALE: AS NOTED DATE: 3.13.2025	DRAWING TITLE: ZONING ANALYSIS PROPOSED SITE PLAN 42-11 30th Avenue ASTORIA, QUEENS NEW YORK	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 111-11 36th Avenue Astoria, NY 11707 Tel: 631.361.1111 Fax: 631.361.1112 Email: gcaliendo@caliendo.com
	15		

ILLUSTRATIVE MASSING



ILLUSTRATIVE MIH BREAKDOWN 28 UNITS IN TOTAL WITH 7 MIH UNITS

Size	Count	Rent*	Income Limit
40% AMI - 3 units			
Studio	0	\$1,013	\$43,480
1BR	1	\$1,081	\$46,600
2BR	1	\$1,289	\$55,920
3BR	1	\$1,481	\$64,600
60% AMI - 2 units			
Studio	1	\$1,556	\$65,220
1BR	0	\$1,663	\$69,900
2BR	1	\$1,988	\$83,880
3BR	0	\$2,288	\$96,900
80% AMI - 2 units			
Studio	0	\$2,100	\$86,960
1BR	1	\$2,246	\$93,200
2BR	0	\$2,687	\$111,840
3BR	1	\$3,096	\$129,200

*Rents are based on HPD's 2024 Rent and Income Limits and assume tenant pays electric.

ILLUSTRATIVE UNIT DISTRIBUTION

Unit Type	Amount	Percentage of Total
Studio	4	14.29%
1-BR	8	28.57%
2-BR	8	28.57%
3-BR	8	28.57%
Total	28	100%

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QUEENS COMMUNITY DISTRICT I

APPLICANT: CG STONE REALTY, LLC
REPRESENTATIVE: AKERMAN LLP
ULURP: C240223 ZMQ & N240224 ZRQ