

**Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday April 15, 2025**

Present:

Daniel Aliberti
Michelle Amor
Cristian Batres
Kian Bentancourt
Gerald Caliendo
Christina Chaise
Stacey Eliuk
Katie Ellman
Elizabeth Erion
Robert Feltault
Dean Feratovic
Adam Fisher-Cox
Frank Fredericks
Tyrone Gardner
Shahenaz Hamde
Evie Hantzopoulos
Christopher Hanway
Amy Hau

Jacqueline Ibarra
Richard Khuzami
Athanasios Magoutas
Patricia Mahecha
Amin Mehedi
Andreas Migias
Stella Nicolaou
Dino Panagoulas
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Dominique Robinson
Dominic Stiller
Rod Townsend
Judy Trilivas
Ryan Van Manen
Mario Vergara
Kathleen Warnock
Quinella Williams

Thomas Wright Fernandez
Pablo Zuniga

Excused

Ann Bruno
Vanessa Jones-Hall
Brian Martinez
Thomas Ryan
Marie Torniali
Corinne Wood-Haynes

Absent

Jean Marie D'Alleva
Jaqueline Diaz
Huge Ma
Raga Maddela
Plinia Sarchese

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 - Melissa Correa
Council J Won - Farah Salam
Office NYC Public Advocate - Brian Straub
Office of the Mayor - Megan Yuan

Chair Evie Hantzopoulos: Meeting called to order at 6:30pm. The agenda was presented; new board members Christina Chaise, Stacey Eliuk, Robert Feltault, Dominique Robinson, Ryan Van Manen and Pablo Zuniga were introduced; Councilmember Tiffany Caban was introduced to speak. **YouTube marker 0:03:00**

Councilmember Tiffany Caban: The Councilmember voiced her support for Ali Forney Center. She also reminded members that her office provides support services for immigration, housing, tax issues and paper shredding. Legislative updates include: protection for the LGBTQIA community; making government agencies provide receipts for documents provided for services; strengthening pay equity and transparency laws; funding for mental and public health infrastructure. Expressed gratitude for those who voted in participatory budgeting. **YouTube marker 0:09:00**

Answers to Questions: In response to the question about how the community could ensure that their needs are met in the budget and that payment to organizations are made in a timely fashion, CM Caban told the audience that their participation could help to ensure that the budget reflects community needs. She requested that people communicate with her office. She explained that the budget negotiations are intricate and that when the State budget is late, it negatively affects the City Council's ability to negotiate because the council is mandated to pass a budget by July. In response to a question about the Mayor allowing I.C.E agents to enter Riker's Island in search of criminal migrants, CM Caban explained that she is suing the Mayor to stop him. e community. She also spoke about the fact that when Albany's budget is late, it negatively affects the City Council. **YouTube marker 0:15:25**

Item #1 BSA 22018-172 BZ at 4609 -19 31st Avenue Astoria. Application on behalf of the Ali Forney Center (AFC), seeking to extend the time to complete construction pursuant to a BSA variance that expired February 26, 2025. Construction under the original variance, granted August 26, 2020, was delayed by the COVID-19 pandemic, financing issues and the need to amend the project agreement between AFC and the owners. In addition, changes to the plans were required after adoption of the City of Yes Housing Opportunity zoning text amendments. The development site is located on the northwest corner of 31st Avenue and 47th Street (Block 728, Lots 1 & 5). It is zoned R5 and currently occupied by a house of worship and a residence. The approved variance would allow development of a four-story (45'), 22,8ll SF Permanent Supportive Housing facility with 20 studio apartments for LGBTQ youth who are homeless. Anticipated completion date - summer of 2027. **YouTube marker 0:21:36**

Answers to Questions: AFC will offer supported housing for youths who transition out of this program which is a 36 month duration; clients remain until permanent housing is found; the project will be built by union labor as per HPD requirements; there was an architectural change from 21 to 20 units; The building is 45 feet and 4 stories as per the workout with the community to not cast shadows; There are over 5000 unhoused youth in NYC and 40% identify as LGBTQ. **YouTube marker 0:27:28**

Public Comments: Brendan Fay - Supporting YouTube marker 0:32:00

Item #2 Flood 101 Presentation: Alfonso Lopez, New Queens Borough Commissioner of DEP made a presentation about flooding in the area which includes sewer backups, groundwater flooding and storm surges. The presentation included the various mechanisms DEP uses to reduce flooding such as sewers, blue belts and ravines. Individuals can protect themselves from flood damage using pumps, rain barrels, not putting grease down the drain and preparing basements to be water tight. **YouTube marker 0:33:59**

Answers to Questions - NYC's water is a point of pride. It's world class drinkable, tested multiple times a day to ensure water quality, it is safe and high quality; DEP does education on different black water and water saving systems; DEP is working with developers to reduce water into the system and reduce flooding. DEP offers education on the dangers of dumping into catch basins to reduce flooding and backups; DEP does projections based on a variety of information which includes projections due to climate change. It does not rely solely on 2009 FEMA maps; DEP does preventative maintenance on catch basins to prevent backups. **YouTube marker 0:41:45**

Public Session: YouTube marker 0:50:33

Ted Psalios - Seeking volunteers for Project NYC a not-for-profit serving young students for literacy. **YouTube marker 0:52:12**

Shanah Crawford - Chocolate Factory Theater block party on May 11, 2025. YouTube marker 0:54:06

Deeann Gorman - Requests support for the NYS Packaging Reduction Infrastructure Act to reduce single use waste. YouTube marker 0:54:42

Manuel Pena - Health Solutions helps medicaid members to access service. **YouTube marker 0:56:42**

Amed Tomal - Against DCP Rezoning Plan. **YouTube marker 0:58:35**

Gus Lambropoulos - Accused CB 1 and elected officials of prioritizing politics over the community's needs. **YouTube marker 1:02:52**

DOT 31st Street ReDesign Proposal - YouTube marker 1:09:13

Speaking Against	Speaking For
Joseph	Steve Perrine
Nancy Esposito	Tim Roper
Noah Williams	Parin Hibac-Morris
Antonio Meloni	Amy Obermeyer
Angelo Costa	Cormac Nataro
Anthony Koelizakis	Mike Papadopoulos
Kelly Manetas	Michael Murtha
Dennis Yennos	May Francke
Aaron Reps	Josh Brewer
Yanis Adamopoulos	
Tom Gilanis	
Antonio Spenotellos	
Gloria Maloney	

BUSINESS SESSION - YouTube marker 1:42:24

Motion to adopt March minutes - Amin Mehedi Second - Frank Fredericks
No Discussion - Motion carries. 0 Opposed 0 Abstentions.

Reports:

Chair Report, Evie Hantzopoulos - YouTube marker 1:43:14
Request for board members to fill out assignment surveys and welcome new board members. Swearing in ceremony at the Queens Borough President's office on 4/22/2025 with training in land use, ethics and more.

District Manager's Report, Florence Koulouris - YouTube Marker 1:45:03
Welcome to new board members and please utilize the resources of the office; DOT will study 19th Avenue for safety and traffic flow; working with DOT to replace removed signs; District Managers received an updated property owners information; DHS will close 3 locations in the 11101 zip code housing new New Yorkers because of lack of need; Parks enforcement reporting dogs off leash; report loud music impacting quality of life to 311; thank you to all board members.

Consumer Affairs/Licenses, Kathleen Warnock - YouTube marker 1:48:52
Motion to approve all the liquor, outdoor dining and cannabis dispensary licenses on the April list - Kathleen Warnock Second - Fredricks
YouTube marker 1:55:00

Discussion on the motion - **Elizabeth Erion** - questioned Taverna's "non contiguous license" which is SLA terminology for anyone serving liquor on the sidewalk or roadway.
Motion carries - 38 In Favor - 0 Opposed - 1 Abstention

Education/Libraries/Youth Services, Amin Mehedi - May 8, 2025 meeting will have a representative from the Department of Education to gather more information for a letter to be sent.
YouTube marker 1:58:01

Environmental/Sanitation, Amy Hau - There was a presentation on April 8th by a representative from Beyond Plastics requesting a letter of support from Community Board 1 to the State Legislature to pass the NYS Packaging Reduction Infrastructure Act Bill into law.

Motion to Approve letter - Amy Hau Second - Shahenaz Hamde

Discussion - Rod Townsend inquired as to the ongoing support of the local elected officials; Chris Hanaway inquired as to this bill being part of the budget process; wanted to know if their local elected officials signed onto the bill. DeeAnn Gorman highlighted the bill's fine points and stated that the bill was not part of the budget to the best of her knowledge.

Motion Carries 39 In Favor - 0 Opposed - 0 Abstentions

YouTube marker 2:01:05

Health & Human Services, Shahenaz Hamde - Welcome to new board members. We will meet before summer. Happy Easter and Passover.

Youtube marker 2:05:18

Housing, Katie Ellman - Thanks to CB office and Councilmember for including information about small building owners in the packet. Happy Easter and Passover.

YouTube marker 2:05:43

Land Use & Zoning, Elizabeth Erion - Motion to approve BSA 22018-172 BZ at 4609 -19 31st Avenue Astoria. Application on behalf of the Ali Forney Center (AFC), seeking to extend the time to complete construction pursuant to a BSA variance that expired February 26, 2025 - Elizabeth Erion Seconded - Katie Ellman

Discussion - Christina Chaise spoke in support of the motion. Gerald Caliendo - disclosed that his firm worked with the church that had the shelter in the basement.

Motion Carries - 37 In Favor - 0 Opposed - 1 Abstentions

Chair Erion requested that all the board members view the YouTube video of last month's meeting to help them understand what can be constructed as part of the City Planning proposal discussed in the public session. The Land Use Committee will be discussing the issue at their May 7th meeting.

YouTube marker 2:06:30

Parks/Recreation/Cultural Affairs, Richard Khuzami - Partnership for Parks will present at the next meeting. **YouTube marker 2:24:11**

Public Safety, Chris Hanaway - Presentation regarding safety for Arab and Muslim women. Upcoming presentation on LGBTQ public safety.

YouTube marker 2:24:51

Legal, Legislative & Parliamentary, Rod Townsend - Discussion about what the committee does and future training for Community Board members. Still doing a review of the by-laws.

YouTube marker 2:25:52

Transportation, Dominic Stiller - 31st Avenue bike lane proposal was supported by the committee with some recommendations and modifications; Safety improvements to new High School was supported by committee; committee requested that presentations be distributed to board members

YouTube marker 2:27:00

Old Business, Athanasios Magoutas - Residents are reporting large volume of quality of life issues relating to Code nightclub. There seems to be confusion as the other Community Affairs officer stated there were no issues.

Officer Tovar stated that since January there have been 34 311 calls and 5 911 calls. They have corrected parking issues at NYPD directive. Any information needed should be requested. Encouraged board members to attend the Precinct Council Meeting next week to speak with the Lt. Commander,

New Business, Chair Evie Hantzopoulos: Be prepared for budget meetings coming up.

YouTube marker 2:30:48

Messages from Elected Officials - YouTube marker 2:40:37

Office Borough President Donovan Richards, Claire Collins - Congratulations to new appointees; 119 new members appointed to boards across Queens; Events include: Bangladesh Independence Day, Syrian and AAPI celebrations.

Office of Congresswoman Velazquez, Tiffany Echevarria - Congratulations to new appointees. Congresswoman held a press conference to protest cuts in Social Security; penned a letter to reject Con Edison rate hikes; penned a letter to protest Department of Health closing 5 Head Start programs;

Mayor's Office of Community Assistance, Megan Yuan - NYC hiring 3700 new teachers in 2025/26 school year; NYPD launches Quality of Life Division; 5 million free swimming lesson programs; Happy Easter and Happy Passover.

Assemblymember Mamdani, Benjamin Lotto - Happy Easter and Passover; Department of Public Service will hold public hearings on Con Ed rate cases; Assemblymember offering new tax and legal services for residents; Constituents can send comments on DOT street safety plan; One LIC will hold public comment periods.

Congresswoman Alexandria Ocasia Cortez – Angela Sherpa - Congresswoman holding town hall in Jackson Heights; Invitation to participate in Congressional Art competition; Office accepting community project funding request.

Assemblymember Steven Raga, Michi Dihin - Events: Earth Day of action, Healthcare workshop with Metro Plus Health, Nepali Community Day in Albany. Mobile office hours: May 7 from 3 - 5 pm at Elmhurst Park, May 12 from 3 - 5pm Jackson Heights, Maspeth, May 21 from 3 -5 p.m., Woodside - May 29 from 3 - 5 p.m.

Senator Gonzalez Office, Kaylyn Munoz - Sent two letters requesting the PSC hold public hearings and reject Con Edison rate hikes; Deadline for funding request ended April 15th. Monthly housing clinic seeking a permanent home; Happy Passover and Easter.

Assemblymember J G-Rojas, Janggo Mahmud - Assemblymember signed on to letter to legislative leaders and Governor opposing cuts to child care and requesting \$1billion more dollars for child care; Increase free transportation for eligible New Yorkers; paper shredding events.

Motion to adjourn Amy Hau - Second - Dominic Stiller
Motion carries. Meeting adjourned at 9:25pm

APRIL 2025

Liquor Licenses

Corp/ LLC/ LTD	D. B. A.	No.	St/Ave/Blvd	Option	(W)	Date	Type	Version	Stipulations
WEEK 1 March 3-7, 2025									
1 Unreserved LLC	Tootles & French	36-15	Ditnmars Boulevard	Renewal	(W)	4-Mar	I/w/b/c	Original	Since 2021
2 SJB23 Inc	New City Billiards and Cafe	36-36	33 Street	New		6-Mar	I/w/b/c	Original	Yes
3 YJ Hospitality Group LLC	The Lior	25-22	Astoria Boulevard	New + TRP	(W)	6-Mar	I/w/b/c	Original	Yes
4 Barrio Taqueria Astoria LTD	Tacos Maria Bonita	33-02	34th Avenue	Renewal		7-Mar	I/w/b/c	Original	Since 2022
WEEK 2 March 10-14, 2025									
5 Longanberry LLC	The High Water	34-20	Broadway	Renewal		10-Mar	I/w/b/c	Original	Since 2018
6 DD76 Inc.	TheBoil	40-11	30th Avenue	corp chng		10-Mar	I/w/b/c	Original	No
7 The Airline Restaurant Corp.	Jackson Hole	69-35	Astoria Boulevard	Renewal		11-Mar	w/b/c	Original	No
8 ASPL Cafe Inc.	Riviera	34-48	Steinway Street	Renewal		12-Mar	I/w/b/c	Original	Since 2019
9 Sotto La Luna Inc.	Sotto La Luna	34-39	31st Street, Ste. 1A,2	Renewal		13-Mar	I/w/b/c	Original	Since 2022
10 Nicolas Argyrou	Break Bar and Billiards	32-04 , 32-10	Broadway	Renewal		13-Mar	I/w/b/c	Original	No
11 41 08 Rest Corp.	Christo's Steak House	41-08	23rd Avenue	Renewal		13-Mar	I/w/b/c	Original	No
12 El Mariachi Holding Corp	El Mariachi	33-11	Broadway	Renewal		14-Mar	I/w/b/c	Original	No
WEEK 3 March 17-21, 2025									
13 Macoletta LLC	Macoletta Brick Oven Pizzeria	28-15	24 Avenue	Renewal		17-Mar	I/w/b/c	Original	No
14 C P Drago Inc	Dillingers	46-19	30 Avenue	Renewal		17-Mar	I/w/b/c	Original	2021
15 La Macarena Corp	La Macarena	33-29	Astoria Boulevard	New + TRP		17-Mar	I/w/b/c	Original	Yes
WEEK 4 March 24-28, 2025									
16 Villa Brasil Café Corp	Villa Brasil Café	43-16	34 Avenue	Renewal	(W)	24-Mar	w/b/c	Original	No
17 Taverna Kyclades 36 LLC	Taverna Kyclades	36-01	Ditmars Boulevard	Add Non/Contiguous Municipal Space		24-Mar	(I/w/b/c)	Original	No
18 Tadia Corp	P'al Karajo	62-17	Northern Boulevard	Renewal		27-Mar	I/w/b/c	Original	Since 2021
19 Meet the Meat Restaurant Inc.	Meet the Meat	23-92	21 Street, Store 3	Renewal		27-Mar	I/w/b/c	Original	No
20 La Parrilleria Corp	S-Meat & Hueso	35-50	31 Street	New + TRP		27-Mar	I/w/b/c	Original	Since 2024
21 Mi Cielto Colombian Inc	Mi Cielto Columbian Bar Restaurant	45-01	Ditmars Boulevard	New + TRP		27-Mar	I/w/b/c	Original	Yes
22 Syvros Restaurant Corp	Zorbas	29-05	23 Avenue	Renewal		27-Mar	w/b/c	Original	No
23 El La Flor Vieja Inc	El Rey Del Taco To Go	32-03	31 Avenue	Renewal		28-Mar	I/w/b/c	Original	Since 2020
24 Darjeeling Café LLC	Pending	31-12	36 Avenue	New + TRP		28-Mar	I/w/b/c	Original	Yes

KEY:

Type of Application (Option column):

new/New Application

remove/Removal

corp chng/Corporate Change

renew/Renewal

class chng/Class Change

New and TRP/Temporary

Alteration/Alteration

mo chng/Method of Operation Change

TRP/Temporary Retail Permit

* Stips served

~Stips complete

(W)Waiver Granted

Outdoor Dining

Add/Remove

2025 April Applicants for Outdoor Dining

<u>D.B.A.</u>	<u>Date Received</u>	<u>No.</u>	<u>St./Ave/Blvd.</u>	<u>Tables/Chairs</u>		<u>Option</u>	<u>Stipulations</u>	<u>Sidewalk/Street</u>
Figlia	3/17/2025	23-02	31st St	5T	10C	New	YES*	Sidewalk
Stamatis Restaurant	3/17/2025	29-09	23rd Ave	8T	16C	New	YES*	Street
Stamatis Restaurant	3/17/2025	29-09	23rd Ave	4T	10C	New	YES*	Sidewalk
Oliver's	3/24/2025	37-19	Broadway	11T	26T	New	YES*	Street
Astoria Taco Factory	3/24/2025	28-02	21st St	10T	20T	New	YES*	Street
Coffee Cloud	4/1/2025	21-34	Broadway	4T	7C	New	YES*	Roadway
Mosaic	4/1/2025	25-19	24th Ave	6T	8C	New	YES*	Sidewalk
Othello Deli	4/1/2025	26-19	24th Ave	4T	16C	New	YES*	Sidewalk
Pa'l Karajo	4/1/2025	62-17	Northern Blvd	2T	4C	New	YES*	Sidewalk
Bareburger	4/1/2025	33-21	31st Ave	10T	28C	New	YES*	Sidewalk

* Stips Served

~Stips Complete

COMMUNITY BOARD 1. QUEENS

APRIL 2025 Cannabis Locations										
Corp/LLC/LTD		D.B.A.	Address	St/Ave/Blvd	Option	Date	Type	FORMS NOTARIZED AND RECEIVED		
								Standardized Notice	70 Hours	3 Questions
Week Mar 3-7 /25										
1	***	Astoria Herbs and Hive	Astoria Herbs and Hive	34-14	Broadway	New	5-Mar	Retail Dispensary		
Week Mar 10-14 /25										
Week Mar 17-21 /25										
Week Mar 24-28 /25										
2	~	Lyfe Charmz Inc.	Lyfe Charmz Inc.	43-03	Broadway	New	24-Mar	Retail Dispensary	3/24/2025	3/24/2025
3		HGH Group Inc.	HGH Group Inc.	27-10	24th Avenue		27-Mar	Retail Dispensary		

KEY:

 ** Approved License

 ~ Address Change

COMMUNITY BOARD 1, QUEENS

ATTENDANCE FULL BOARD MEETING

Date: April 15, 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 39

PRESENT

39

ABSENT

4

EXCUSED

7

KEY:

P Present

A Absent

E Excused

LAND USE AND ZONING COMMITTEE REPORT FOR CB1Q PUBLIC HEARING
April 15, 2025

Item #1 2018-172 BZ /SOC Ali Forney Center/St. Andrew's Supportive Housing Facility 46-09 31st Avenue

On April 9, 2025, the Land Use and Zoning Committee reviewed the subject application submitted on behalf of the Ali Forney Center and Episcopal Diocese of Long Island (owners). The applicants are seeking to renew BSA permits for a previously-granted variance in order to complete construction of a supportive housing facility for LGBTQ youth at 46-09 31st Avenue in Astoria.

Background

Project Description/Original 2018 Application:

The original variance would permit 14,900 SF of residential floor area for 21 studio units, a community room, offices and landscaped open areas. With the existing church, the total floor area would be approximately 22,800 SF at 1.9 FAR. The building would reach a height of approximately 35 ft. then rise to 44 ft. after a setback. The site is located within a lower-density R5 zoning district.

After a public hearing on January 9, 2019, Community Board 1 Queens (CB1Q) unanimously voted to recommend approval of the original variance request at its regular meeting on January 15, 2019. BSA subsequently approved the application on March 26, 2020 and granted relief from zoning regulations for:

- Front Yard: reduced to line-up with the adjacent residential building on 31st Avenue;
- Side Yards: eliminated along 47th Street and 31st Avenue; no proposed side and rear yard setbacks;
- Open Space: required open space reduced to 4,910 SF (5,400 SF required) and dispersed around the site, rather be contiguous;
- Maximum Base Height and Building Height: proposed exceeding the 30' and 40' height limits by 5 ft each;
- Outer court dimensions: depth was increased to 48' from max. of 15' to allow natural light through adjacent windows;
- Density: exceeded the maximum number of dwelling units (21 proposed 19 permitted).

After BSA approval, construction of the Center was delayed by the pandemic and development delays that were resolved by 2024. Project plans were then revised to comply with the newly-adopted zoning regulations under the City of Yes Housing Opportunity and were refiled with DOB and BSA.

Committee Review of Current Application for Renewal:

The applicant updated the committee on the issues that delayed the project and reviewed site plans, floor plans and renderings of the public interior spaces and a typical studio apartment. Using the original building envelope, the development will now provide 20 studio apartments with HPD rent subsidies. The loss of one unit was due to rearranging some community space to another floor. Although the new City of Yes text amendments relaxed regulations for campus and large community facility sites, the project still needs BSA waivers for side yards, height and setback along the side yard line and for distance between lot line windows. Construction start is anticipated late 2025 with completion in 2027.

Committee discussion covered:

- How COY reduced the required waivers: elimination of the dwelling unit factor, the open space requirements, and the increased the allowable floor area and building height. The building is one story lower than the maximum height allowed.
- Nature of the HPD subsidies: Operating funding is from NYC 1515 and HPD provides rental subsidies about \$1,480/month/unit.

Committee Action

No vote was taken on a recommendation to the Board since the committee did not meet in person. There were no comments during committee discussion objecting to variance renewal. A motion on the Board's recommendation to BSA will be made during the Business Section of the meeting.