

Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday June 17, 2025

<https://www.youtube.com/live/hhRPtnLOnnY>

Present:

Daniel Aliberti
Cristian Batres
Gerald Caliendo
Christina Chaise
Jaqueline Diaz
Katie Ellman
Elizabeth Erion
Robert Feltault
Dean Feratovic
Adam Fisher-Cox
Frank Fredericks
Shahenaz Hamde
Evie Hantzopoulos
Jacqueline Ibarra
Vanessa Jones-Hall
Huge Ma
Athanasios Magoutas
Patricia Mahecha

Board Staff:

Brian Diaz
Amin Mehedi
Andreas Migias
Stella Nicolaou
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Thomas Ryan
Plinia Sarchese
Dominic Stiller
Marie Torniali
Rod Townsend
Judy Trilivas
Ryan Van Manen
Mario Vergara
Kathleen Warnock
Quinella Williams
Corinne Wood-Haynes
Thomas Wright - Fernandez

Excused

Michelle Amor
Kian Bentancourt
Ann Bruno
Jean Marie D'Alleva
Tyrone Gardner
Christopher Hanway
Richard Khuzami
Pablo Zuniga

Absent

Stacey Eliuk
Amy Hau
Raga Maddela
Dominique Robinson

Florence Koulouris, District Manager

Elected Official / Representatives:

Office Borough President - Claire Collins
Congress Velasquez - Tiffany Echevarria
Congress Ocasio-Cortez - Angela Sherpa
Senator K Gonzalez - Frank Fredericks 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 of the Mayor - Megan Yuan
Office NYC Public Advocate - Brian Straub

Chair Evie Hantzopoulos: Meeting called to order at 6:30pm. Chair Hantzopoulos explained that they had a full agenda and asked for patience and cooperation.

Remarks from Elected Officials - YouTube marker 00:03:15

Councilmember Tiffany Caban - The Council Member introduced Tessa from her team to answer any questions or concerns. CUNY Citizenship Now is still providing free legal, immigration and housing consultations through the Council office. The Community visioning session on June 2nd was a success with 85 attendees. Stay connected with the Council office to participate in similar neighborhood planning events and fill out the community visioning survey and share it if possible. Legislative updates include the passage of two bills during the last meeting. One was the Receipts Act which is going to help people get their benefits that they need a lot more quickly. Whether it's SNAP benefits, one shot deals, or if they're in danger of being evicted.

Regarding the 31st street design - running north and south - that corridor is documented to be among the top 10% most dangerous for serious injuries in all of Queens. The idea for this project is to make sure that the streets are as safe as possible. The Department of Transportation has done an incredible amount of community outreach for this project and heard the concerns from the business community. We were given a chart of the top complaints and I'm happy to report that every single one of those was accommodated and there were changes made to the design to keep those things in mind - loading docks, other safety features and accessibility features were accommodated. Senator Gonzalez and Assembly Member Gonzalez Rojas released a statement in support of this 31st street redesign because it's about making sure that we save lives. I'm really grateful to the DOT for making all of the changes after getting more feedback from the community. Sign up for our mailing list if you haven't already done so.

Senator Kristen Gonzalez - YouTube marker 00:07:00

We finished our legislative session this past Friday at 5:00 a.m. We did a lot this year. We passed 19 bills - four already signed into law. Four more headed to the governor's desk around issues of healthcare, climate of artificial technology, elections and more. In addition, through our legislative session we have brought billions - \$1.3 billion for affordable housing; \$50 million for the housing access voucher program; \$80 million to support Mitchell Llama; \$200 million for our public housing which needs to be more. We brought millions back for social services in the district.

Right now, we're considering capital requests so if you have any capital needs or an organization that has a capital request, please send them to the office. We've given millions in the past few years. We have a few more million to give and we want to make sure that we are covering right here in Astoria.

We just had a meeting this morning with the DOT to talk about their progress on the 31st Street redesign. The thing that's been on my mind is safety. DOT has actively been holding round tables with small businesses - so I think it's been really positive to see the amount of input, but we certainly also need individuals like you to voice your opinion as well. Kaylin from my team will be here to make sure that we're listening in today and getting a better sense of where everyone is. With the recent crashes we want to support the goal of having safer streets for all of us.

With respect to One LIC. I have lived in Long Island City for years so this is something that directly affects me. I want to be clear to everyone here - while we certainly want to see affordable housing, where our office has been hyper focused is on infrastructure improvements. We've seen the state put millions towards that - whether it's in the MTA capital improvements that have happened at Queensboro Plaza and are currently happening at Queens Plaza or the downtown revitalization initiative, bringing millions to support initiatives in Long Island City - we certainly need more. We cannot afford to bring on more people if we can't also have the flooding infrastructure, the sewage infrastructure, the green space and the schools and the artist space and community spaces and more to go with it, because we want to make sure that everyone has the highest possible quality of life.

So I am excited that so many people have shown up. Our office has been engaging and moving forward. I did want to announce our office will be leading on a construction task force because, whether it's through this or current development that's happening in the neighborhood, similar to the construction task force that we worked on in Greenpoint in the north Brooklyn part of my district, we want to make sure that any of this is happening with clear transparency from developers, from city agencies, and certainly with community input so that, as we continue to see our neighborhood change, we're taking a leading role and an accountable role here.

If you want more information, please reach out to us, because we want to make sure that everyone who wants to be involved has a chance to do so.

Councilmember Julie Won - YouTube Marker 00:11:25

Regarding the One LIC Project the Council Member asked that no matter where attendees fall on the One LIC project, to please be respectful and thoughtful. Please make your request from the City clear. Whether private developers or landlords - be clear what you want to see in the project. Whether it's more open space, more affordable housing, or union jobs - thank you for being here, for volunteering, your time. Please make sure to make it clear whether you're voting yes or a no. What your stipulations are and what you want to see. Thank you so much.

Public Hearing Item #1 - YouTube Marker 00:14:25

Presentation by Michael Nacmias on behalf of D&F Construction Group

BSA Cal. No. 246-98-BZ and Cal. No. 246-99 BZ filed on behalf of D&F Construction Group to reinstate a Prior Variance/Special Permit, a Waiver of Rules of Procedure and an amendment for a change of use from auto repair to auto sales use at 53-15/21 Northern Blvd., Woodside, CD1Q.

The application is seeking to:

- Reinstate a prior variance/special permit that expired March 9, 2009;
- Amend a Waiver of Rules of Procedure to change a Use Group 16 auto sales use - open and enclosed and motor vehicle repair shop to a Use Group VI Retail automobile sales open and enclosed.
53-15 Northern Boulevard is at the intersection of Broadway and Northern Boulevard - a former Volkswagen dealership repair shop. The proposal is to remove the repair element to strictly do car sales. The steps needed are:
 - amend the use which currently allows auto sales and repair of cars to just auto sales
 - reinstate the prior variance because the current C22 district allows for indoor car sales but excludes outdoor car sales.

The plan will remove indoor repair bays; provide 25 parking spaces in total on the lot - 2 for customer parking. and 23 for cars to be displayed for sale.

A traffic study has been submitted demonstrating that the impact will be less intense than current use.

Questions & Answers: YouTube Marker 00:18:29

Gerald Caliendo: Disclosed that he is the architect on the project so he can discuss but cannot vote.

Kathleen Warnock: Wanted to know the name of the former business.

Michael Nacmias: It was formerly known as Queensboro Volkswagen.

Cristian Batres: Requested that any work done on the site should pay workers union wages.

Adam Fisher-Cox: Requested an explanation of what could be built on the site with the current R5 and C22

Michael Nacmias: You could build whatever the R5 zoning allows. The C22 is only for the first floor - that is basically, retail and office. Indoor car sales is allowed as-of-right in C22. The outdoor lot requires the variance. The repairs were use group 16. This is an extension of a variance that is already in place.

Quinella Williams: Wanted to know how long the business has been closed.

Michael Nacmias: Approximately 6 months which meets the standards for continuous use.

Cristian Batres: Wanted to know if there was a traffic plan considering the High School across the street.

Michael Nacmias: The new use would have less impact on traffic than the former use.

Robert Feltault: Inquired about the impact on the business if the extension is not granted.

Michael Nacmias: If the variance isn't extended, they can remove the current structure and build residential within R5 zoning with commercial on the bottom.

Public Comment: YouTube Marker 25:34

Alex Tripiano: Supports the extension of variance because the mechanic component made the area hectic. Also wants to avoid a structure tear down and rebuild of a residential structure.

Public Hearing Item #2 YouTube Marker 00:27:25

C 250176 ZMQ One LIC Neighborhood Plan/Rezoning - Continued discussion with planning consultant, George Janes and DCP. The focus of the discussion is on potential development sites under proposed zoning, response to CPC proposed zoning changes, and the Draft Environmental Impact Statement (DEIS) for comment to DCP. The area proposed to be rezoned is generally bounded by 21st Street, Queens Plaza North, 23rd Street and midway between 40th and 39th avenues.

Chair Evie Hantzopoulos: As a member of the Western Queens Community Land Trust, the chair recused herself. Five (5) years ago, the WQCLT came up with a proposal for the DOE building on Vernon Boulevard that could be implemented without a re-zoning. The WQCLT will be responding to an RFI that's been issued by the city for that site. The Chair stated she has no financial interest in the time but prefers to avoid the perception of a conflict.

Thomas Ryan presided over Public Hearing Item #2

Colin Ryan DCP: Provided background on One LIC which is projected to create close to 14,700 new homes in Long Island City of which approximately 4,300 would be permanently income restricted and rent regulated.

The plan also proposes the creation of nearly 3.5 million square feet of commercial and community facility floor area in locations with numerous transit options. The plan could create 14,400 new jobs and access to essential services and other employment opportunities.

George Janes - Urban Planner hired by CB1 YouTube Marker 00:31:00 - Provided an overview and thoughts to help members formulate an informed vote on the item.

- A CPC Authorization is a discretionary CPC action requiring an application that must be approved by the CPC;
- Authorizations require their own environmental review which means that plazas and their bonuses are not studied in the DEIS;
- The community board will receive an application for an authorization. CPC expects you to have comments, but you do not have to give them.
- There is no role for members of the City Council or the Borough President with CPC authorizations;
- The CPC does not hold public hearings on authorizations; so Community Board is the public input;
- The CPC has final say on authorizations;
- The proposed zoning states the maximum height for residential buildings shall be 750 feet;
- The term residential building is a defined term meaning a building used only for residential use;
- A predominantly residential building is not a residential building which means the height limit of 750 feet that CPC identify in the draft zoning wouldn't actually apply to any of the buildings shown because they contain commercial use;
- DCP says this is an error - their intention was to limit the as-of-right building height to 750 feet.
- The proposal will bring 34,000 new residents and about 14,000 new workers to the area.
- The action is expected to cause significant adverse environmental impacts. The DEIS discloses impacts on community services and of community facilities and services, open space, shadows, historic and cultural resources, air quality, noise, transportation.
- The DEIS says that not all of the significant impacts have been mitigated, and further mitigation will be explored and discussed.
- Larger lots can exempt 150,000 square feet as long as it is used for a public school.
- The proposal will allow more space to be used for parking;
- Unlike air rights which allows you to move floor area from one lot to another, this proposal creates a CPC certification to move floor area from one block to another.
- It adds a CPC authorization to modify heights around airports which could affect the flight paths into LaGuardia airport. Currently the BSA has jurisdiction over this. The authorization would remove it from the BSA and put it into the CPC.

Some questions the board might consider are:

- What do you think about the density that is proposed? Are 700+ foot towers appropriate?
- What do you think about the CPC authorization for the plaza bonus? How do you value the tradeoff between increased height and density? Should a plaza bonus be as-of-right or a CPC authorization? Should a public plaza simply be required?
- Should a CPC special permit (ULURP action) be required to obtain a bonus?
- Should the city be more proactive about building schools, libraries, and new transportation capacity ahead of time?
- The action is going to allow for industrial zone land to be used for residential. Is the board comfortable with the impact on establishments that need industrial land?
- The zoning increases allowable FARS in most of the industrial areas that remain. This increased density doesn't increase housing or affordable housing. Is that increased FAR in the remaining industrial areas acceptable considering the environmental impacts that are disclosed?
- Are there improvements in the neighborhood that could become part of a "Points of Agreement" that will mitigate impacts and improve quality of life?

Neighborhood re-zonings are supported by a "Points of Agreement" between City Council and the administration. Those "Points of Agreement" outline improvements that will be made to support the re-zoning in the neighborhood. That's, typically done between council and the administration,

The Community Board knows what the neighborhood needs and it knows the issues. What kind of improvements would you like to see put into a "Points of Agreement" to make life in the area better?

Your recommendation is due by June 30th but your comments on the DEIS are due 10 days after the CPC hearing. So, you are going to submit a recommendation now, but you also have an opportunity to submit comments on the DEIS after the CPC holds their hearing. And the lead agency for the environmental review must respond to all of the comments that you make on the DEIS and they are independent from your comments on the land use application.

Questions & Answers - YouTube Marker 00:44:25

Dino Panagoulas: Asked how it is possible that a new "small city the size of Ithaca" will have no impact on energy when residents get daily emails from Con Ed warning about energy use.

George Janes: Referred back to DCP for reply.

Adam Fisher-Cox: What percentage of people will be added compared to the residents who are already there.

George Janes: The industrial area which is being re-zoned has a low number of residents. The sites that were analyzed in the EIS are mostly vacant, but it is next to a very high-density commercial area to the east. If you go west, it's low, when you go east, it's very high. So it's in between those two.

Daniel Aliberti: Will the 14,000 jobs be in that two block area? How many people will be living in affordable housing?

George Janes: The jobs relate to the entire zoning area. We don't have a break out for CB 1 district. In the two blocks that are covered by CB 1, there will be nearly 2700 units of housing. about 2.5 million square feet of zoning floor area. Possibly 5,000 residents in those apartments.

Chair Evie Hantzopoulos: If the air rights were to be transferred, could that height of the building go higher than 75 stories?

George Janes: You could not go higher than that. However, If you do get the plaza bonus, the CPC can waive the heightened setback rules as a part of allowing developments to use that extra floor area to go higher if they make the plaza.

Chair Evie Hantzopoulos: What would be the minimum qualifying income if it were to be mapped option one or option three depending on which option is chosen - either 20% or 25%? I would like a better breakdown of the total affordable units because it's going to be dependent on which option is chosen.

Kathi Ko (Deputy Director Queens DCP): This would be a building that would be subject to MIH. The three different options - one, two, and three - would require different set asides for different AMI bands. Options one and three would require apartments set aside for three person households to earn \$50,000 a year or around 40% AMI and that would include two-bedroom apartments for about \$1,200 a month. Option two allows for slightly higher incomes and rents - incomes averaging \$96,000 or about 80% AMI for a family of three and two bedrooms renting for around \$2,500. Option one would be 25% of residential floor area and then option three requires 20% of residential and the minimum income or the qualifying income for three person households would be \$50,000 for options, one and three. For households of three at 60% AMI the minimum qualifying income would be \$87,480, so that is assuming roughly two earners.

Kathleen Warnock: Can the current infrastructure handle more than 14,000 more people, including the kids going to this free school?

George Janes: The EIS does disclose all kinds of transportation impacts. Mitigation can be done for some but not for all. A full mitigation plan has not been developed yet.

Thomas Wright-Fernandez: Comparing this to what exists in the neighborhood, The Sven is 71 stories. There's a park; a dog park; a playground; a grocery store; a coffee shop; a brewery. It revitalized the area. Would it be appropriate to think that's something analogous to this development?

George Janes: It sounds about the same size and or at least the same height, so it's going to be similar. What I think you should be thinking about is whether this higher density should expand here. That is the recommendation that you need to make.

Frank Fredericks: What is the cap rate on this development?

George Janes: This is neighborhood re-zoning so there is no specific proposal. This is a re-zoning of a very large area and it changes everybody's zoning within this area.

Dominic Stiller: Why doesn't the map show that there are other high-rise or mid-rise buildings to the right of those yellow towers that'll be in CB2, connecting this area to Hunters Point? It would provide a much better perspective. How many units in the entire proposed development? What will be the height of the highest building in CB2?

George Janes: I completely agree with you. The total number of units is 14,700 - 2,700 in CB1 area. 4,200 of the units across the proposed area will be affordable housing - about 30%.

Christina Chaise: Concerned about the impact on schools and subways.

George Janes: There will be a significant environmental impact and 143% utilization rate in elementary schools. The zoning allows 150,000 square feet of floor area that could be used for a public school. You want to get the mitigation measures in writing. There will be a significant impact on transit. It is more difficult to mitigate the impact on subways than it is on buses.

Councilmember Julie Won: The EIS calls for at least 1,400 new school seats, and there are active negotiations going on at the City Hall level after it passes the Community Board and Queens Borough President's office. We are light years ahead of the other neighborhood projects where they badly need a new school because they've outgrown their capacity as well as two additional elementary schools and a middle school that is actively in negotiations with private land owners to figure out which ones are going to commit to the School Construction Authority to have them built. This is in addition to

the Court Square School and the Hunters Point South parcel C school. The City of New York is going to have to listen to you all on all of the concerns that you very rightfully bring up, because this is your neighborhood.

Answer: I just want to emphasize that the Community Board's recommendation is really the first voice in ULURP and to really take advantage of putting forth really detailed, thoughtful recommendations, which you've obviously been doing already, to really set the stage for future ULURP conversations.

Christina Chaise: How will families making less than 30% AMI be able to access these apartments?

George Janes: I don't think that these have formerly been homeless. There won't be very many if any.

Ryan Van Manen: Is there any mechanism in the proposal that would make the 14,000 jobs available to members of the community, particularly Queensbridge Houses and Ravenswood House?

George Janes: The 1400 jobs comes from an environmental impact statement which looks at the development that would be facilitated by the proposal being developed. As far as I am aware, that is not in the scope of this action.

Hye-Kyung Yang DCP: There are two parallel tracks. There's a re-zoning and there is the neighborhood plan. We are continuing to work with SPS with jobs programs around the city that can be brought into the One LIC study area plan. Working closely with the Councilmember on different programs bringing in all the things that were brought up during our engagement.

Katie Ellman: The average public housing family's income is about \$25,000 a year with the average rent of \$588. That means that the majority of Queensbridge Houses residents would be locked out of any housing lottery for any of these units, which is despicable. Residents can only be chosen through Housing Connect which is discouraging because the lottery is very difficult to be chosen. This community is "high risk of displacement" and the EIS says that it will further the risk of displacement. All new developments that provide income restricted housing, including MIH, would have a 20% set aside of these income restricted units for residents of the community district. An additional 5% is set aside for employees of the city of New York. In total, If you base a number of 4,000 MIH units for the re-zoning, the number is about 800 in total for CB1 and two residents. Can someone from City Planning confirm the actual number of units that are available to residents from CB1?

George Janes: 2,700 units are coming or would be included within District 1 and that ranges between 536 to 803 income restricted units depending on the option. There is that 20% set aside or preference for members or residents of District 1 Queens.

Andreas Migias: Do you have a display that shows what would be possible as-of-right under current zoning.

George Janes: It is a 5 FAR building with no housing. It would be about 10 stories of likely commercial use. No residential.

Brian Martinez: Is each building going to have a certain amount of apartments that are going to be allocated for low-income housing?

Answer: This is an MIH area, a Mandatory, Inclusionary Housing, that means that income restricted housing needs to be mixed within the building.

Huge Ma: Are these net new residents or are many of these going to be serving our fellow existing New Yorkers?

George Janes: These are net New Yorkers. Without the action they figure it would be about 5,300 new residents. With the action it's about 39,000 new residents and so the net because of the action is about 34,000.

Huge Ma: What are the benefits of providing new housing for 30,000 plus New Yorkers?

Answer: It's providing new housing for 34,000 New Yorkers, including income-restricted housing, which will be in this case permanently affordable. So that's worthwhile to discuss for just a second, because what you have to do in a Mandatory Inclusionary Housing area is there's a deed restriction that goes on the property. If you've been around New York for a while, you sometimes have seen programs that expire. Because this is a zoning based program, and because it's deed restricted, that means it's permanent. It goes onto the deed and it will have to be affordable housing as long as those buildings are there.

Chair Evie Hantzopoulos: This is for DCP how many units would be accessible from 0-30% AMI?

Answer: Under MIH there is no requirement below that 40% average if it's option three. But as part of our actions, there is a publicly owned parcel in District 2 that we are proposing to turn into 100% affordable housing. All HPD projects do include a set aside for residents making under that 30% AMI band. I don't have the exact percent set aside off hand. I believe it's somewhere between 10 and 20%, but that is where the city is stepping up to meet that requirement where zoning doesn't.

Chair Evie Hantzopoulos: Are there any other commitments that would go for any private development so that there could be more affordable housing?

Answer: That's something that we're actively working on between DCP, our agencies, City Hall and the Council members.

Chair Evie Hantzopoulos: But right now there's no commitment.

Answer: Not at this time.

Councilmember Julie Won: The board can recommend subsidies for 0 to \$30,000 in income for this project when you vote.

Evie Hantzopoulos resumed presiding over the meeting.

Public Session YouTube Marker 1:31:35

Constantine Lamberus: Asked whether the community is ready for the development that would come with approval of One LIC. Uncertain whether the infrastructure could handle it and if the leaders and community members are prepared for what the impact will be in coming years. The lack of infrastructure is already being felt with electric grid strain, flooding etc. Recommends building the infrastructure before allowing the development and to make sure it is built using 100% union labor. Dennis, good evening.

Dennis Ibrich- NYC District Council of Carpenters: Supports One LIC. It is a carefully considered plan along with adding critical infrastructure to the area will help to reduce the housing crisis by adding 15,000 units of housing, including affordable units. The 485X tax abatement program will require residential projects built in this area that utilize a program to pay construction workers a family sustaining wage and create significant affordability. The plan should be replicated throughout NYC.

Caipur Raman: Supports One LIC because it is a balanced plan of buildings and open space.

Yousef Khan: Supports One LIC because it will increase the number of classrooms for students.

Jin Han: Supports One LIC for the new affordable housing.

Brian Hunt - BA Steamfitters Local 638 and former CB1 member: Supports One LIC because it is the most significant zoning plan for NYC's future generations. Wants CB1 to make their approval contingent on the use of union labor and its pay standards.

Abir Ibrahim: Requests the Community Board invest in quality schools, teachers and classrooms for the children of the district. They also need physical education.

Callum McGarvey. Supports One LIC and would like BSG to be included as a school in one of the buildings along with outdoor sports space.

Shari Fischer: Supports BSG being included in One LIC.

Andrew Lavin: Supports One LIC and BSG being included.

Kevin DeAntonio: Supports One LIC.

Andrew Evstein: Supports One LIC.

Pauling Sha representing Businesses and Property Owners on 21st Street between 39 and 40th Avenue: Supports One LIC. on the top of the other.

Rudy Sarchese: Supports One LIC.

David Lerman: Supports One LIC.

Adam Jolly: Supports One LIC.

Ahmed Jamal: Opposes One LIC. Is advocating for the Board to use its voice to properly shape One LIC for the benefit of the community to include real affordable housing and to correct DEIS problems. .

Peter Papamichael representing the Vera Group of local businesses in LIC: Supports One LIC.

Barbara, Zel: Supports One LIC.

Rob Bash: Urges the board to advocate for more parks and green spaces and to vote yes on One LIC.

Ed Wheeler: Wants the board to include art and culture in the One LIC plan.

Michelle Allen: Urges the board to include social services and a drug free zone in the One LIC plan.

Jenny Dubro: Is against One LIC. Called it a massive upzoning that will benefit luxury developers. The plan is

Paula Kirby: Supports One LIC.

Pamela Herrera - Western Queens Community Land Trust: Wants Community Board to vote no on One LIC unless there is a prioritization of long-standing community-led plans for the public sites and a commitment to keeping all public sites out of private hands; a legally binding mechanism that funds deeply affordable housing; far beyond the minimum required by law; a resilient waterfront public park connecting Queensbridge Houses with Animal Basin; specific funding for upgrading current infrastructure in schools; sewage lines and transportation proportional to the anticipated increase in population; concrete financial investment in nearby NYCHA housing; the removal of unlimited height zoning, especially across the street from Queensbridge Houses; stricter regulations on mixed use zoning to prevent displacement of manufacturing spaces and jobs.

Gloria Maloney: Opposes One LIC because the towers are too big and it doesn't fit into the character of the community.

Darnell Kodil - Hope Astoria: Opposed to One LIC because it is not a plan for the community.

Jordan Havir: Supports One LIC.

Charles Yu - VP Economic Development Long Island City Partnership: Supports One LIC.

Omenia Benyahaya - Malika: Opposes One LIC.

William Tsu: .Supports One LIC.

Regine Peters: Advocates for the inclusion of art & culture in One LIC.

Michelle Moore: Environmental Impact analysis is flawed. Opposes One LIC.

Tyiki Sugita: Supports One LIC.

Maria Hantzopoulos: Opposes One LIC.

Lawrence Sullivan - Conserve Electric Supply Co. Supports One LIC.

Lauren Sullivan: Supports One LIC.

Jen Valentine: Opposes One LIC unless truly affordable housing; reduced building height and arts and culture included;

Paula Kirby - Plaxall: Plaxall is not a luxury developer. We have a few apartments along Vernon Boulevard. Supports One LIC.

Presentation by Jason Banrey, Deputy Borough Commissioner DOT - YouTube Marker 2:34:26

Follow up on the proposed 31st Street bike lane at 31st Street (from 36th Ave to Newtown Ave): The Department of Transportation Research Implementation and Safety Group (RIS) presents a corridor safety improvement project for 31st Street. The project will include pedestrian improvements, new bike connections, and vehicle traffic calming.

- In 2017 concrete bus bulbs were added on 31st street at 39th Ave. 36th Ave. and Broadway.
- In 2020 the Astoria bike network and protected bike lanes public workshops were held where 31st street was identified as a safety concern at that time.
- In 2023 there was a bike network and public realm planning around 31st Ave
- In 2024 31st Ave. Vernon Boulevard to 31st street - the first phase of that project was completed and we also did daylighting treatments installed on Broadway as part of the citywide daylighting initiative from 26th or 21st street to Steinway Street.
- In 2025 31st Ave 31st street to Steinway is currently in construction.
- In 2024 local elected officials released the Western Queens Street Safety Plan. 31st street was identified as one of the north-south bike connections and identified 31st Street as a potential corridor through the neighborhood. Our proposal aligns with the seven goals of the elected officials in that plan.
- When we hear calls for safety on 31st street, they're real. In a 5-year period from 2020 to 2024, there were 190 total injuries, 12 severe injuries and 2 fatalities. When we look a little deeper into those injuries we see that nearly 30% were caused by rear end crashes; more than 20% caused by right angle crashes, sideswipe crashes due to the ambiguous space between the column and curb are a theme in many of the sideswipe crashes. Nearly 25% of all crashes were hits and runs.

When we have a disorganized or ambiguous space, we see a myriad of activity. Those activities can conflict with each other and cause dangerous situations which we're seeing on 31st Street.

The KSI per mile is the top 10% of all of Queens. It's 15.6 killed or severely injured per mile. (See complete presentation at: <https://www.nyc.gov/html/dot/downloads/pdf/31-st-36-ave-newtown-ave-jun2025.pdf>)

Questions & Answers: YouTube Marker 3:10:19

Dominic Stiller: Will there be time limits on the loading zones.

Jason Banrey: Thanked 31st Street Business Association for working with DOT. Made adjustments to loading zones and will have strict enforcements of loading zones in response to community feedback. We are about 90% there on completing a comprehensive plan.

Frank Fredericks: Asked about the cost of the plan and how many lives could be saved by implementing the safety measure.

Jason Banrey: Not a capital funded plan - it's operating budget. In five years there have been 2 deaths, 12 severe injuries and 190 total injuries. This stretch is in the top 10 percentile of serious injuries.

Thomas Wright-Fernandez: Is concerned that bike riders only have protections for a 6 block stretch and then they have to merge back into traffic. Is requesting a more comprehensive bike lane plan that allows people to use bikes for transportation and doesn't use them to mitigate safety.

Jason Banrey: This is a safety plan that includes a bike lane that also fits into the connectivity of the space. It's important to note that we started this conversation several years ago with businesses and folks in this room who felt that the proposal was too much so we continued doing piecemeal treatments on the corridor. Over time it was evident that piecemeal treatments weren't achieving the safety level we needed. We believe this total package will provide the safety we need.

Quinella Williams: We have signs restricting left turns on 31st Street. Will you change that with this proposal?

Jason Banrey: Yes, we will be adding left turns to facilitate connectivity.

Kathleen Warnock: Bike riders cannot hear traffic when the train goes by. People with disabilities going to the therapist on the route cannot get to their destination safely.

Jason Banrey: Would like to have a conversation to develop a solution to the problem.

Amin Mehedi: Asked about parking and emergency vehicle access in the project area.

Jason Banrey: Parking will operate similarly as it does today with parallel parking. With signal timing changes and lifting left turn bays traffic will flow better. The proposal will be reviewed by FDNY for emergency vehicle access.

Athanasios Magoutas: Wants the zebra stripes replaced with physical infrastructure.

Chris Bronson: There are two different versions of the channelization or the zebra stripes - some that are at hydrants and at driveways to increase the visibility and the access and the other ones at the corners to increase the visibility, so if we have a vehicle parked in this portion behind the pedestrian island, then we go back to the old way. Now that we can't see any you can't see when you're turning and then all of a sudden, you hit somebody.

Adam Fisher-Cox: It would be great to tie this into Queens Plaza and more protected on Newtown and daylighting on the north side of Newtown. This is much needed.

Jason Banrey: Vertical treatments are actually going to be instituted at specific intersections which is something the community wanted to see.

Robert Feltault: Appreciates that the CBI Transportation Committee recommendations were included - asked if DOT has a number for how many loading zones are for higher vehicles and how much hydrant access is available?

Chris Bronson: It hasn't yet been quantified yet, but existing loading zones will be kept. This is a new regulation to

Andreas Migias: In terms of the columns and the potential visibility concerns they pose, there are parking and loading zones between the columns as there are in other areas around the city, however, the columns are closer to the sidewalk than in other places around the city. What different considerations have been put in place to ensure safety of those entering and exiting vehicles with the understanding that it is hard to hear if the train is going by?

Chris Bronson: The 3-foot buffer between the 8 foot bike lane and the curb provides that space between vehicles, people getting out of their cars and any cyclist traveling in the bike lane. It depends on the intersection. It depends on the visibility. It depends on the driveways. The ways that we integrate all the different elements for the parking zones or parking and loading zones is dependent on the physicality of that intersection.

It is important to state that we've been open and willing. Um, You know, folks have turned away from us, but we're always open to talking with folks.

Chair Evie Hantzopoulos: This presentation will be posted on your website and you will be conducting more meetings with businesses. Are you willing to meet with other groups?

Jason Banrey: Yes, we will meet with anyone who asks.

Plinia Sarchese: How many people actually use the bike lane?

Jason Banrey: Before bike counts are going to be much lower than after bike counts because we have an unpredictable roadway on 31st which reduces cyclist use.

Public Comments - YouTube Marker 3:30:56

Joseph Mirabella: 55 small businesses, 13 local organizations and over 4,000 neighbors by petition oppose DOT's 31st Street plan. Questions were never answered and suggestions were not incorporated. DOT is forcing this plan forward. Businesses will leave 31st Street if the plan is adopted.

Dennis Kough, Astoria Central Parking: Opposes DOT 31st Street plan. The 5 primary objections:

- DOT plan does not take into account that 31st Street connects the commercial industrial traffic traveling from the RFK Triboro Bridge to Manhattan via the Ed Koch Queensboro Bridge routing cyclists along a heavy industrial traffic is a recipe for disaster;
- DOT's plan will reduce pedestrian safety by forcing them to cross through active cycling paths which do not have enough enforcement against speeding e-bikes, mopeds and other electric bikes;
- DOT's plan will create a false sense of security for cyclists; Bike lanes invite use by less experienced cyclists who will have to pass through inconsistent protected lanes and navigate loading zones and navigate alongside tractor trailers, delivery vehicles, parked cars, taxis, ride shares, and emergency vehicles.
- DOT's plan will negatively impact emergency service delivery by increasing response time to businesses and residents along 31st street and beyond; narrowing the streets makes it more difficult for fire trucks, ambulances and other vehicles to navigate; vehicles will not be able to move out of the way of emergency vehicles because there is no pull off; ambulances to nearby Mt. Sinai will be slowed; moving firetrucks away from the curb and into the center of the street reduces the angle at which the ladder can be deployed and limit the height it can extend; channelization near hydrants is not a plan because they can be blocked by illegally parked vehicles as commonly seen citywide in a fire where every second counts.
- DOT's plan will negatively impact historic businesses by limiting delivery access points, relocating them to side streets that will become more congested or doing away with them altogether in favor of floating loading zones this will significantly reduce revenue for 31st Street local businesses; already scarce parking spaces along 31st Street will be reduced by 85; customers will be forced to cross through active bike lanes, putting themselves and the cyclists at risk. Many will stop patronizing the shops all together preferring not to gamble on parking and their own safety crossing these unregulated bike lanes. 31st Street Business Association has formally requested that DOT withdraw its 31st Street safety and accessibility improvement project and work collaboratively on a new plan that also supports local businesses.

Amy Obermeyer: Supports the DOT plan because it provides safety for cyclists, pedestrians and motorists.

We aren't losing any parking. We're getting loading zones. The DOT has done a great job of listening to local businesses. This proposal makes it easier for traffic enforcement to ensure that all of us are safe. Only 11% of trips in Astoria are by car.

John Cerico: Supports the DOT plan because many people avoid 31st Street corridor because it is unsafe. The plan will make it safer for all Astorians and perhaps more people will frequent merchants in the corridor if they feel safe.

Alex Duncan: Supports the DOT plan. Reminds people that the reason there's such a large community pushing for street safety projects in Astoria is in response to a string of children that were killed by cars. They were run over; their spines were crushed and they died.

Michael Murtha: Supports the DOT plan. Reminds people that children have been killed on these streets and the community needs to share the streets.

Chair Evie Hantzopoulos: In an effort to move the meeting along, for the record - 32 people came to speak against the plan and 19 people came to speak in favor of the plan.

Business Section - YouTube Marker 3:45:23

Motion to Approve May Minutes - Rod Townsend; Second - Tom Ryan No Discussion

Motion carries unanimously

Public Session - YouTube Marker 3:51:02

Unidentified Speaker: New construction on 26-30 28th Street. We don't know what they are building and we feel we aren't being told what is happening on our street. The owner was listed as Institute for Community Living which houses halfway houses for people transitioning from rehab, prisons and other challenging circumstances including severe mental illness.

Chair Report, Evie Hantzopoulos: We will get the address and find out what is happening for you tomorrow. It is probably an as-of-right project that didn't come before the board. We will follow up with you.

Reports - YouTube marker 3:55:05

Chair Report - No Report

Land Use - YouTube Marker 3:55:55

Elizabeth Erion: Requested comments to be included on the Draft EIS. Explained that the committee did not focus on the development in the CB 2 area, but only the six blocks of CB 1 district - that will be made clear in the feedback given to CPC.

CB 1 options are to provide a blanket approval of the four re-zoning proposals for our district; conditionally approve it with stipulations such as less density - find another zone that would be workable - perhaps a maximum height; disapproval; conditional disapproval.

Motion to conditionally approve the CPC proposed re-zoning for the areas contained within Community District 1 - Amin Mehedi
Second - Adam Fisher-Cox

Discussion on the Motion

Dino Panagoulis: Recused because he works for the Department of Education. Can discuss.

Kathleen Warnock: Suggests infrastructure improvements, more schools and reduced height as three stipulations to include.

Ryan Van Manen: Does One LIC increase school seats?

Councilmember Julie Won: The EIS is forecasted for 1,400 school seats and negotiation to finalize those school seats won't happen until it comes to the City Council.

Rod Townsend - Point of Order: Are we building a motion as we go?

Tom Ryan: No. We have a motion on the floor and we are discussing stipulations to add to our response.

Adam Fisher-Cox: Amendment to motion on floor to include specific stipulations. Second - Andreas Migias
Discussion:

Rod Townsend: Now the discussion will be only on that amendment. We will discuss that amendment only and then we will vote on that amendment as a stipulation. If there are further stipulations that you all want to add to the main motion, we will add those amendments as we go through. So now this has been seconded and we will discuss this amendment and this amendment only. Please restate the amendment.

Adam Fisher-Cox: The amendment is to add the specific stipulation of requiring infrastructure improvements to the motion.

Chair Report, Evie Hantzopoulos: Liz, please describe the difference between yes with stipulations and no with stipulation.

Elizabeth Erion: There isn't much difference, but the quality and the relevance of the stipulations are very important. This is going to be approved by the CPC and land in the laps of the City Council. My suggestion is to have very concrete stipulations with respect to the zoning. The stipulations are important. We are all in favor of more housing, but we also know that this plan was done in a reverse order. We won't get any information about the impacts on it until right before the city planning commission holds its hearing. We have a draft document which basically doesn't tell us all of the impacts that are going to happen and how they're going to be mitigated. There are things that will not be able to be mitigated.

Shadows are a concern. The drawings don't show the entire area impacted by shadows because the buildings are clustered. Queensbridge is going to get some of it and at different times of the year, even Manhattan is going to be affected by it - Roosevelt Island and Sutton Place. These are things that you really have to wrap your head around and think and weigh the positives and negatives.

We could cap the height of the buildings. They are showing 75 stories - maybe you think 30 is more appropriate for the character of the neighborhoods. Most of the buildings in Dutch Kills are 10 stories. These are the things we need to weigh and the CPC will look at that.

Katie Ellman: Recommends a no vote with reasons why instead of yes with stipulations because historically that hasn't produced desired results.

Rod Townsend-Procedural Note: Evie Hantzopoulos cannot chair the meeting. The first vice chair and the third vice chair have asked me to lead this portion of the meeting. The current discussion is regarding the first amendment that was presented by Adam Fisher-Cox to add a stipulation that infrastructure be improved. That is very loosely worded. Is that what you want?

Adam Fisher-Cox: Willing to withdraw the motion.

Florence Koulouris - Clarification of what occurred: A motion was made to approve with stipulations and each of the board members were adding stipulation. Adam wished to solidify the stipulations in a motion which stopped the original motion. If Adam withdraws his motion you will be able to add more stipulations and then Elizabeth can present the motion with all the stipulations before you vote as a board.

Adam Fisher-Cox: Withdraws motion.

Rod Townsend: Adds the additional option of referring the stipulations back to committee.

Christina Chaise: Proposes a new motion to conditionally disapprove.

Rod Townsend: Advises that a new motion can only be added if the motion on the floor fails.

Christina Chaise: Lists reasons to disapprove the motion including: The MIH does not meet the standards that we need. What's proposed is 70 to 80% luxury housing. The plan should include comprehensive investment in Queensbridge Houses, Ravenswood Houses and Blissville; Dutch Kills does not benefit from the proposal because there's no public benefit included. There's no green space as there is in CB2.

Amin Mehedi: Reminds the members that he put the motion on the floor to approve with stipulations.

Thomas Ryan: Suggests making a list of stipulations to attach to motion.

Thomas Wright-Fernandez: Wants the stipulations sent back to the Land Use committee to be developed within one week and then attached to the motion.

Corinne Wood-Haynes: Wants to make sure that all CB 1 members have an opportunity to offer stipulations to the Land Use Committee.

Andreas Migias: Wonders if a zoom meeting and Land Use vote can be held over Zoom.

Florence Koulouris: Explains that the vote will be in person at the current meeting and the work of creating the stipulations will occur on zoom. The agenda will have to be out within 5-7 days, and a letter will have to go to the Borough President.

Thomas Wright-Fernandez: Presents the friendly amendment to the motion to approve with stipulations to add that the stipulations will be crafted within the Land Use committee at a meeting to be held no later than one week from this date.

Amin Mehedi: Amendment accepted.

The question is called. Roll Call Vote - YouTube Marker 4:29:11

The amendment to the motion passes. 32 Yes 1 No 2 abstentions.

Rod Townsend: The motion on the floor is to approve the One LIC plan with stipulations which will be crafted in a Land Use Committee meeting to be held at a later time.

Discussion:

Dominic Stiller: Speaks in favor of One LIC specifically more density for Dutch Kills

Jacqueline Ibarra: Wants people to think about height, lack of infrastructure, schools and think about the future.

Christina Chaise: Reminds members that the proposal is for luxury housing which is not affordable by most of the community. The proposal will displace families, businesses and jobs.

Phyllis Parra: Reminds the board that there will not be enough schools.

Chair Evie Hantzopoulos: Is concerned that open space will drop by 19% with the proposal and the only way to mitigate it is to offer a bonus to the developer which is not a guarantee. Much of what people want can happen without a huge rezoning. Property owners are lobbying for this plan to pass but it is unclear whether or not the community will benefit. This is a re-zoning instead of a neighborhood plan. Unable to vote but can speak.

Amin Mehedi: Recommends approving with the conditions because stipulations can improve affordability.

Thomas Wright-Fernandez: Advises that a no vote does not push negotiations. Suggests that the board needs to negotiate to get to yes through strong language to benefit all members of the community.

Frank Fredericks: Requests the Land Use Committee maximize affordability and include the 0-30% group.

Ryan Van Manen: Recommends prioritizing what is important and a no vote is an opportunity to make good change by addressing affordability.

Rod Townsend: Reminds everyone that if the proposal is rejected it will likely die because the likelihood of a new Mayor being elected is real. A yes vote could bring affordable housing now.

Chair Evie Hantzopoulos: Reminder that the no vote on Innovation Queens brought a better deal on housing.

Dino Panagoulis: Suggests that a no vote with demands for affordable housing will ensure that the community is protected. Past projects where the board voted yes with stipulations resulted in unsafe conditions.

Andreas Migias: Call the question.

The Question is Called: YouTube Marker 4:54:04

Motion to Approve the One LIC Proposal with Stipulation which will be crafted by the Land Use Committee at a later time.

Motions Carries: Yes 22 No 11 Abstentions 2

BSA Cal. No. 246-98-BZ and Cal. No. 246-99 BZ filed on behalf of D&F Construction Group to reinstate a Prior Variance/Special Permit, a Waiver of Rules of Procedure and an amendment for a change of use from auto repair to auto sales use at 53-15/21 Northern Blvd., Woodside, - Dino Panagoulas Second - Amin Mehedi.

Discussion

Jacqueline Ibarra: Urges the board to vote no because of the large High School across the street and the fact that the business failed in the past and was under investigation for fraud. Wants the property to be used for something the community needs.

Dino Panagoulas: Urges the board to vote yes because the business is under new ownership and the new use will reduce traffic from the old use.

Adam Van Manen: Reminded the board that if the building was torn down it could become a high rise residential with commercial in its base as an R5/C22 Zoned.

Amin Mehedi: Encourages approval.

Question called YouTube Marker 5:03:30

Motion fails: 13 Yes 19 No 1 Abstention

YouTube Marker 5:10:04

Consumer Affairs Committee - Kathleen Warnock

Recommends the approval of everyone on the list except MMLL who didn't come in.

Motion to approve all applicants on list with the exception of MMLL Group LLC name pending at 41-15 and 41-25 34th Avenue - Dino Panagoulas Second - Rod Townsend

No discussion on the motion.

Motion carries: 32 Yes 0 No 1 Abstention

Chair Evie Hantzopoulos: To clarify, we reviewed CODE because their license expires in August and we don't meet in August so if we want to comment we need to do it now.

Kathleen Warnock: Requests a motion from the board to send a letter to the SLA regarding our interaction with CODE which has proved to be a bad neighbor with many 911 and 311 complaints. While we did speak with the owner, they have assured us in the past that they were going to clean up their act and they have not.

Motion to Approve - Mario Vergara Second - Adam Van Manen

No Discussion

Motion carries: 33 Yes 0 No 0 Abstentions

Transportation Committee - Dominic Stiller: DOT presented street safety for 19th Avenue. It is on YouTube.

Kathleen Warnock: Requests a motion from the board to approve all applicants on the outdoor dining list.

Motion to approve - Dino Panagoulas Second - Mario Vergara

No Discussion

Motion carries 33 Yes 0 No 0 Abstentions

Kathleen Warnock: Requests a motion from the board to approve all on the list except Norine Candy Store who withdrew their application without prejudice pending a name change.

Motion to approve - Rod Towsend Second - Frank Fredericks

No Discussion

Motion carries 31 Yes 2 Opposed 0 Abstentions

Elected Official YouTube Marker 5:16:00

Borough President Donovan Richards – Claire Collins: We are hosting a hearing for One LIC re-zoning on June 26 at 9:00 A.M. If you want to submit written testimony you can email the Land Use Director or join us on Zoom.

Council Member Julie Won: I want to thank you for what you do every single month and every single week. Thank you to Evie Hantzopoulos. These votes are not easy and it is emotionally heavy and I see you. I hear you. You have my commitment, and I thank you for trusting in me to continue the negotiations, and once it comes to the council and even before, then we are going to continue to work closely with the land use committee to make sure all of your stipulations, and what is currently forecasted or proposed - we will get it done.

Motion to adjourn - Vanessa Jones-Hall Second - Dominic Stiller

YouTube Marker 5:17:33

Motion carries unanimously.

COMMUNITY BOARD 1, QUEENS

ATTENDANCE FULL BOARD MEETING

Date: June 17, 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

36

ABSENT

6

EXCUSED

8

KEY:

P Present

A Absent

E Excused