



March 6, 2024/ Calendar No. 19

N 230127 ZRQ

CORRECTED¹

IN THE MATTER OF an application submitted by 30-11 12th Street Realty LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

This application for a zoning text amendment was filed by 30-11 12th Street Realty LLC on July 14, 2022. This application, in conjunction with a related application for a zoning map amendment (C 230126 ZMQ), would facilitate the development of a new eight-story mixed-use building with 86 dwelling units, of which 26 would be permanently income-restricted, with ground-floor retail located at 30-11 12th Street in the Astoria neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the zoning text amendment (N 230127 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 230126 ZMQ	Zoning map amendment to change R4-1, R5B, and R6B zoning districts to an R6A/C2-3 zoning district.
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BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 2300126 ZMQ).

¹ The report (N 230127 ZRQ) has been administratively corrected on April 17, 2024. The original report inadvertently referenced an incorrect zoning boundary in the Docket section.

ENVIRONMENTAL REVIEW

This application (N 230127 ZRQ), in conjunction with the related application for a zoning map amendment (C 230126 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 23DCP026Q.

After a study of the potential environmental impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on October 16, 2023.

A full summary of the environmental review appears in the report for the related zoning map amendment (C 230126 ZMQ).

PUBLIC REVIEW

This application (N 230127 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President on October 16, 2023 in accordance with the procedures for non-ULURP matters, along with the application for a zoning map amendment (C 230126 ZMQ), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (N 230127 ZRQ) and the related application for a zoning map amendment (C 230126 ZMQ) on November 1, 2023, and on that day, by a vote of 24 in favor, seven opposed, and none abstaining, adopted a resolution recommending approval of the application. A summary of the vote appears in the report for the related zoning map amendment action (C 230126 ZMQ).

Borough President Recommendation

This application (C 230126 ZMQ) was considered by the Queens Borough President, who held a public hearing on November 30, 2023, and on December 21, 2023, issued a recommendation to approve the application with conditions. A summary of the vote appears in the report for the related zoning map amendment (C 230126 ZMQ).

City Planning Commission Public Hearing

On January 24, 2024 (Calendar No. 7), the City Planning Commission scheduled February 7, 2024, for a public hearing on this application (N 230127 ZRQ) and the related application for a zoning map amendment (C 230126 ZMQ). The hearing was duly held on February 7, 2024 (Calendar No. 30).

One speaker testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 230126 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 230127 ZRQ), in conjunction with the related application for a zoning map amendment (C 230126 ZMQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 230126 ZMQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which the Negative Declaration was issued on October 16, 2023 with respect to this application (CEQR No. 23DCP026Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 230126 ZMQ), the Zoning Resolution of the City of New York, effective as of

December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

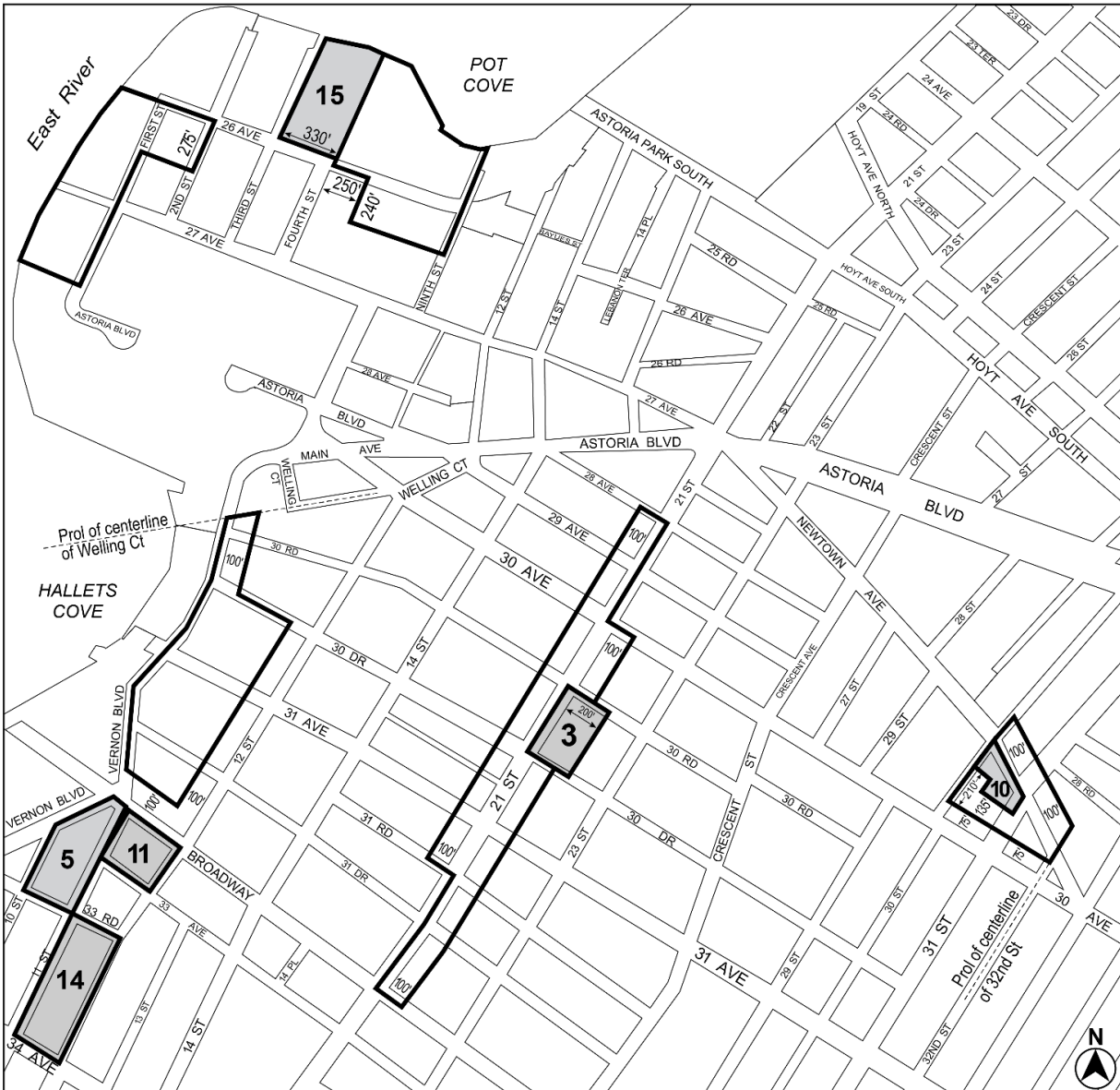
* * *

Queens Community District 1

* * *

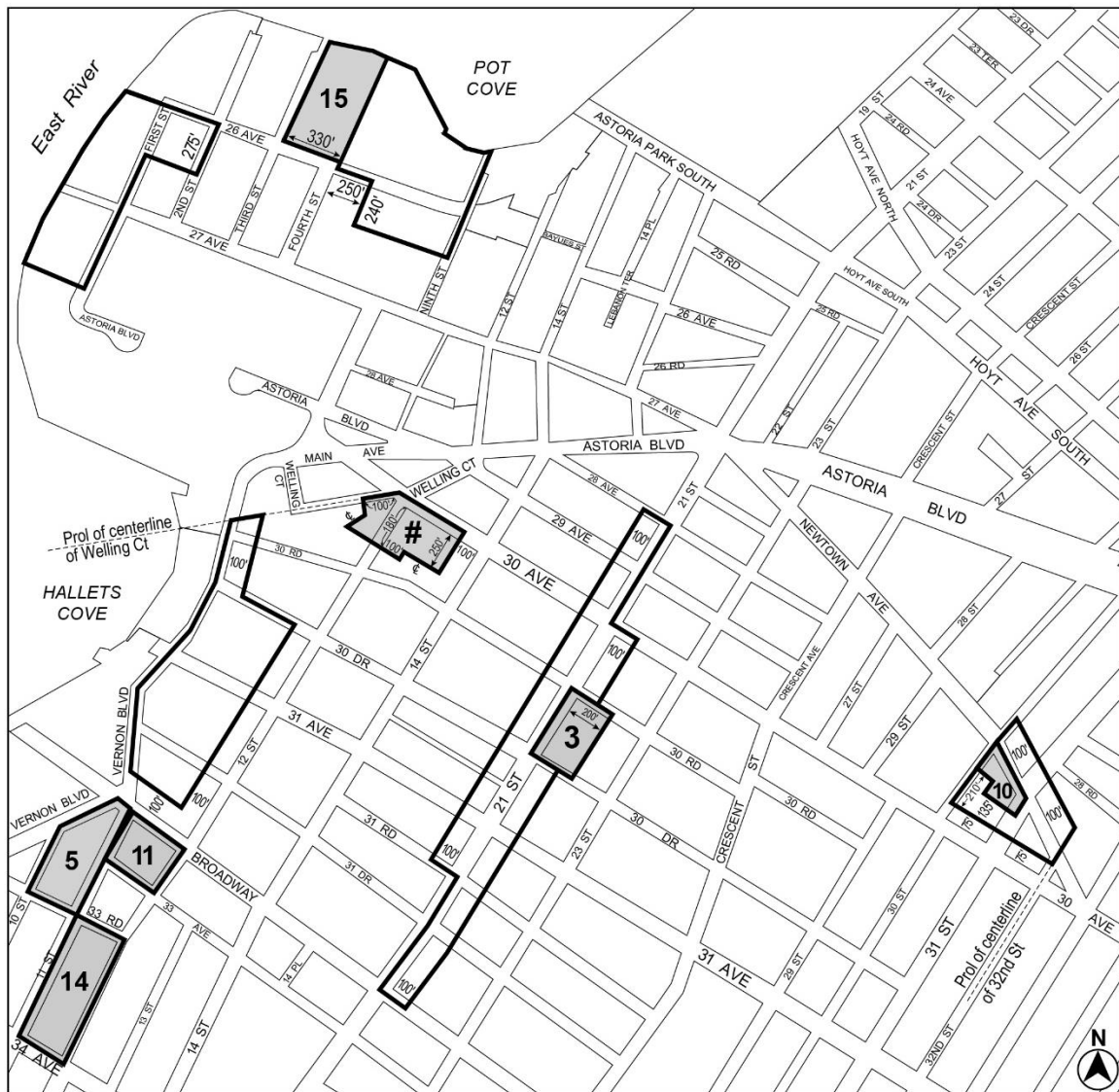
Map 1 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area**
- Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
- Area 3 – 10/31/18 MIH Program Option 1 and Option 2
 - Area 5 – 10/17/19 MIH Program Option 1
 - Area 10 – 6/17/21 MIH Program Option 1
 - Area 11 – 10/21/21 MIH Program Option 1
 - Area 14 – 7/14/22 MIH Program Option 1
 - Area 15 – 9/29/22 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 3 – 10/31/18 MIH Program Option 1 and Option 2
- Area 5 – 10/17/19 MIH Program Option 1
- Area 10 – 6/17/21 MIH Program Option 1
- Area 11 – 10/21/21 MIH Program Option 1
- Area 14 – 7/14/22 MIH Program Option 1
- Area 15 – 9/29/22 MIH Program Option 1 and Deep Affordability Option
- Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 230127 ZRQ), duly adopted by the City Planning Commission on March 6, 2024, (Calendar No. 19), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES Esq., *Vice-Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

RASMIA KIRMANI-FRYE, ORLANDO MARÍN,

JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 30-11 12th Street Rezoning			
Applicant:	30-11 12th Street Realty LLC	Applicant's Primary Contact:	Fayanne Betan
Application #	230126ZMQ	Borough:	
CEQR Number:	23DCP026Q	Validated Community Districts:	Q01

Docket Description:

IN THE MATTER OF an application submitted by 30-11 12th Street Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a: 1. changing from an R4-1 District to an R6A District property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 12th Street, a line 200 feet southwesterly of 30th Avenue and it's northwesterly prolongation, and a line midway between Welling Court and 12th Street; 2. changing from an R5B District to an R6A District property bounded by 12th Street, a line 150 feet southwesterly of 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 200 feet southwesterly of 30th Avenue; 3. changing from an R6B District to an R6A District property bounded by 12th Street, 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 150 feet southwesterly of 30th Avenue; 4. establishing within the proposed R6A District a C2-3 District on property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 30th Avenue, a line 100 feet northwesterly of 14th Street, a line 150 feet southwesterly of 30th Avenue and its northwesterly prolongation, and a line midway between Welling Court and 12th Street; as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-733.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 24	# Against: 7	# Abstaining: 0	Total members appointed to the board: 49
Date of Vote: 11/21/2023 6:30 PM		Vote Location: THE ASTORIA WORLD MANOR 25-22 ASTORIA BOULEVARD, ASTORIA	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/21/2023 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	THE ASTORIA WORLD MANOR 25-22 ASTORIA BOULEVARD, ASTORIA

CONSIDERATION:

Recommendation submitted by	QN CB1	Date: 12/21/2023 2:47 PM
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City of New York
Community Board #1, Queens
The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

Donovan Richards
Borough President, Queens
Kahleel Bragg
Director, Community Boards
Marie Tomiali
Chairperson
Florence Koulouris
District Manager

EXECUTIVE BOARD

Marie Tomiali
Chairperson
Amy Hau
First Vice Chairperson
Evie Hantzopoulos
Second Vice Chairperson
Richard Khuzami
Third Vice Chairperson
Daniel Aliberti
Executive Secretary
Thomas Ryan
Sergeant-at-Arms

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Stella Nicolaou
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Antonella Di Saverio
Health & Human Services
Judy Trilivas
Housing
Evie Hantzopoulos
Land Use & Zoning
Gerald Caliendo
Elizabeth Erion
*Legal, Legislative,
Parliamentary*
Rod Townsend
Office-Staff/Budget/PR
Marie Tomiali
*Parks/Recreation/
Cultural*
Kathleen Warnock
Public Safety
Ann Bruno
Antonio Meloni
Transportation
Dominic Stiller

December 5, 2023

Mr. Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: 30-11 12th Street Rezoning C 230126ZMQ, N230127ZRQ

Dear Chair Garodnick:

After a duly advertised public hearing on November 21, 2023, Community Board 1 Queens (CB1Q) voted 24 in favor, 7 opposed, 0 abstentions and 0 not eligible to vote on a motion to recommend approval of the referenced applications to rezone from R6B, R5B and R4-1 to R6A and R6A/C2-3 all or portions of 17 lots on Blocks 515 and 506 at the intersection of 30th Avenue, Welling Court and 12th Street in Astoria West and to map an MIH area under Options 1 and 2.

Project Description

The rezoning action would expand an adjacent R6A zoning district and map new commercial overlays just southeast of the Hallett's Peninsula. The applicant proposes to construct an eight-story, 62,800 SF mixed-use building on the east side of 12th Street between 30th Avenue and 30th Road (Block 515, Lot 19), providing 80 dwelling units (24 units of which would be permanently affordable under MIH Option 2), 41 below-grade accessory spaces (30 residential accessory spaces and 11 commercial use spaces as required by zoning) and EV charging stations within the parking area. The site is currently vacant.

Community Board Review

The Land Use and Zoning Committee reviewed the project on December 7, 2022 and again on November 1, 2023 and subsequently submitted a report to CB1Q before its public hearing. The report stated there were no objections to the rezoning action raised in committee. The proposed zoning district and development were appropriate since they would allow a moderate increase in new housing units while still reflecting the neighborhood context. There were no speakers from the general public who testified at the board's public hearing.

The committee's concerns, along with questions and comments from Board members at the public hearing, were addressed by the applicant:

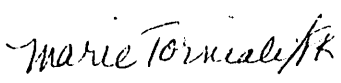

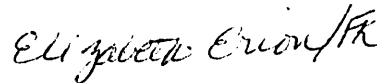
- **Effect on existing development and Applicability of MIH:** one potential development site was identified in the rezoning area; most of the existing buildings will be unaffected as they are already close to or exceed the allowable FAR under the new zoning; MIH requirements for affordable units will apply to new development in the rezoned area as mapped in Appendix F;
- **Affordability:** Option 1 should be applied for determining eligibility as it better reflects the area's lower AMI and will make more area residents eligible to apply for housing. After reworking the financials, the applicant indicated at the public hearing that units would be built under Option 1 with 10% of the MIH units at 40% AMI;
- **Apartment sizes and distribution:** project floor plans were revised to include more one-, two- and three-bedroom units, with family-sized units now comprising 40% of the units;
Shadow impacts: the applicant's impact study for a potential development site indicated a modest increase (2 hours in December) in shadows on rear yards located between Steinway and

BOARD MEMBERS (cont.)

George Alexiou
Louise Bordley
Jean Marie D'Alleva
Tenzin Dechen
Mackenzi Farquer
Frank Fredericks
Dean O. Feratovic
Adam Fisher-Cox
Tyrone Gardner
Shahenaz Hamde
Christopher Hanway
Brian Hunt
Vanessa Jones-Hall
Cristina Lastres
Ethan Lowens
Huge Ma
Athanasios Magoutas
Jeffrey Martin
Brian Martinez
Amin Mehedi
Andreas Migias
Doreen Mohammed
Stella Nicolaou
Juliet Payabyab
Margot Riphagen
Marisela Santos
Thomas Wright
Corinne Wood-Haynes
Rosemary Yelton

- 38th streets; there were similar findings (no significant increase in shadows) for the proposed development site.
- Development Site contamination (existing auto repair): the site has an e-designation, requiring clean-up and subsequent DEP signoff;
- Flooding and Resiliency: Proximity to the waterfront and possible flooding posed concerns. The building will have solid, shallow foundations with flood protection and flood-proofing measures; the building will include flood doors and deployable flood barriers within the 100-year flood plain. Critical mechanicals will be located above the cellar and flood plain levels. Roof space is too limited for solar panels, but will accommodate some mechanicals where possible. The building will be fully electric, use low-VOC construction materials, low-flow plumbing fixtures, high efficiency boilers, cooling systems and heat recovery systems in public spaces. The type of power generation and sewage will comply with Local Law 97.
- Construction, Labor and Project Timeline: the project should have competitive bidding for labor; contractors should be selected based on their worker-safety records and wage standards they apply; local contractors should be hired if possible. Project completion is anticipated to be 2025.

Sincerely,

		
Marie Torniali Chairperson	Gerald Caliendo Co-Chairs, Land Use and Zoning Committee	Elizabeth Erion Co-Chairs, Land Use and Zoning Committee

Cc: Honorable Donovan Richards, BPQ
Honorable Michael Gianaris
Honorable Tiffany Caban
Honorable Julie Won
Vickey Garvey, Land Use, QBP
Alexis Wheeler, Director Queens Office DCP
Colin Ryan, DCP
Sheldon Lobel, P.C.



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 30-11 12th Street Rezoning	
Applicant: 30-11 12th Street Realty LLC	Applicant's Administrator: FAYANNE BETAN
Application # 230126ZMQ	Borough: Queens
CEQR Number: 23DCP026Q	Validated Community Districts: Q01

Docket Description:

IN THE MATTER OF an application submitted by 30-11 12th Street Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a: 1. changing from an R4-1 District to an R6A District property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 12th Street, a line 200 feet southwesterly of 30th Avenue and its northwesterly prolongation, and a line midway between Welling Court and 12th Street; 2. changing from an R5B District to an R6A District property bounded by 12th Street, a line 150 feet southwesterly of 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 200 feet southwesterly of 30th Avenue; 3. changing from an R6B District to an R6A District property bounded by 12th Street, 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 150 feet southwesterly of 30th Avenue; 4. establishing within the proposed R6A District a C2-3 District on property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 30th Avenue, a line 100 feet northwesterly of 14th Street, a line 150 feet southwesterly of 30th Avenue and its northwesterly prolongation, and a line midway between Welling Court and 12th Street; as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-733.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 12/21/2023 12:27 PM
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Queens Borough President Recommendation

APPLICATION: 30-11 12th Street Rezoning
COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

ULURP #230126 ZMQ – IN THE MATTER OF an application submitted by 30-11 12th Street Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R4-1 District to an R6A District property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 12th Street, a line 200 feet southwesterly of 30th Avenue and its northwesterly prolongation, and a line midway between Welling Court and 12th Street;
2. changing from an R5B District to an R6A District property bounded by 12th Street, a line 150 feet southwesterly of 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 200 feet southwesterly of 30th Avenue;
3. changing from an R6B District to an R6A District property bounded by 12th Street, 30th Avenue, a line 100 feet northwesterly of 14th Street, and a line 150 feet southwesterly of 30th Avenue;
4. establishing within the proposed R6A District a C2-3 District on property bounded by a line perpendicular to the southerly street line of Welling Court distant 100 feet westerly from the point of intersection of the southerly street line of Welling Court and the northwesterly street line of 12th Street as measured along the southerly streetline of Welling Court, Welling Court, 30th Avenue, a line 100 feet northwesterly of 14th Street, a line 150 feet southwesterly of 30th Avenue and its northwesterly prolongation, and a line midway between Welling Court and 12th Street;

as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-733. (Related ULURP #N 230127 ZRQ).

ULURP #N230127 ZRQ – IN THE MATTER OF an application submitted by 30-11 12th Street Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-733. (Related ULURP #230126 ZMQ).

PUBLIC HEARING

A Public Hearing was held by the Land Use Director on behalf of the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424 as well as via Zoom webinar and livestreamed on www.queensbp.org on Thursday, November 30 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing to rezone an existing R4-1, R5B and R6B Districts to an R6A/C2-3 District in the Astoria section of Queens. The area to be rezoned (Block 515, Lots 19, 25, 27-29 and p/o Lots 8-14 and 31; Block 506, Lots 1, 3, 5 and p/o Lots 6 and 67, or the “Rezoning Area”) is bounded generally by 30th Avenue to the north, a line 100 feet west of 14th Street to the east, a line approximately midway between 30th Avenue and 30th Road to the south, and Welling Court to the west;
- The Proposed Development would include an eight-story, 85 foot-tall, 62,761-SF (3.6 FAR) mixed-use residential/commercial building with 41 parking units: 30 residential spaces and 11 commercial spaces. The ground floor has approximately 4,589 SF set aside for retail and approximately 3,205 SF for retail storage. The Proposed Development will have approximately 59,172 SF of residential floor area, or 86 residential units with about 26 affordable units at MIH Option 2 (30% of residential floor area set aside for families or individuals that make an averaged 80% Area Median Income);
- The Development Site (Block 515, Lot 19) is an approximately 17,300-SF lot owned by the applicant, and is currently a vacant lot that used to contain one- and three-story factory and office buildings. The Development Site has approximately 199.24 feet of frontage on 12th Street, and 50 feet of frontage on 30th Avenue. Lot 19 is located primarily within the R5B zoning district;
- Within a ¼-mile radius of the Rezoning Area, the predominant zoning classes are R4, R4-1, R5B, R6, R6A, R6B, R7A, as well as C1-3, C1-4 and C2-3 Commercial Overlays. The surrounding uses are mainly multi-family residential buildings with some commercial overlay along 14th Street. Van Alst and Halletts Cove playground, along with P.S. 171 and Two Coves Community Garden are located about a half-mile from the proposed development;
- The proposed Project Area was included within the boundaries of the West Astoria Rezoning in 1989, which rezoned 43 blocks in Astoria. Prior to the Astoria Rezoning, the entire Project Area was located in an R6 zoning district since the enactment of the 1961 Zoning Resolution. The West Astoria Rezoning replaced this R6 district with an R6B. The 2010 Astoria rezoning replaced the R5 district with R5B and R4-1 districts. A portion of the proposed Project Area was also included within the boundaries of the Astoria Rezoning in 2010 which rezoned all or portions of 238 blocks in Astoria. The Astoria rezoning replaced an R5 district with the current R5B district on the southern portion of the Development Site and with the current R4-1 district on the triangular portion of the Project Area bounded by Welling Court and 12th Street.
- At a public hearing held on November 21, 2023, Community Board 1 (CB1) voted to approve the rezoning with twenty-four (24) in favor, seven (7) opposed and zero (0) abstentions. Board members made the following comments about this application, combined with comments and questions from the Land Use Committee’s report:
 - The effect on existing development and applicability of MIH;
 - Affordability – Option 1 should be applied for determining eligibility as it better reflects the area’s lower AMI and will make more area residents eligible to apply for housing;
 - Apartment sizes and distribution – Project floor plans were revised to include more one-, two- and three-bedroom units, with family-sized units now comprising 40% of the units;
 - Shadow impacts – after review of the EAS, there were no significant increase in shadows for the proposed development;
 - Development site contamination – the site has an e-designation, requiring clean-up and subsequent DEP sign-off;
 - Flooding and resiliency – the Proposed Development will have solid, shallow foundations with flood protection and flood-proofing measures; critical mechanicals will be located about the cellar and

flood plan levels. The building will be fully electric, use low-VOC construction materials and other Local Law 97 compliant systems/fixtures;

- Construction, labor and project timeline – the project should have competitive bidding for labor; contractors should be selected based on their worker-safety records and wage standards they apply; local contractors should be hired if possible.
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the hearing on behalf of the Borough President. The Applicant's team presented their plans. The Land Use Director asked the following questions about the application: how many Electric Vehicle chargers are included with the project, to which the Applicant team responded there would be approximately two (2) chargers; other sustainability elements, to which the Applicant team responded and listed the same features as mentioned in the CB1 hearing; bedroom breakdown, to which the Applicant team responded there will be 5 three-bedrooms, 27 two-bedrooms, 30 one-bedrooms and 18 studios; when the project construction would begin in the absence of the lapsed 421-A state tax abatement program, to which the Applicant team responded that construction would take place mid-2024 and is slated to end in 2026; if a shuttle system was being considered here, to which the Applicant team responded that the site owner was considering shuttle service; local hiring and M/WBE goals, to which the Applicant team said they would be happy to comply; and lastly if the Proposed Development would be mapped for MIH Option 1 instead of Option 2, to which the Applicant team responded that they wanted the flexibility to map both Options to ensure this Proposed Development was viable. No public speakers testified for this application and the item was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following conditions:

- The Applicant team should utilize MIH Option 1 (25% of residential floor area set aside for families and individuals making an averaged 60% Area Median Income) with the Proposed Development. Despite the Applicant's statement that other developments in the area are mapped as having MIH Option 1, it is imperative to offer the deepest affordability to working- and middle-class residents in the Astoria neighborhood when only a percentage of each development is set-aside as affordable;
- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant team should follow through on CB1's comments at the November 21, 2023 hearing to the best of their ability.



PRESIDENT, BOROUGH OF QUEENS

12/21/2023

DATE