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March 6, 2024 / Calendar No. 20

C 230307 ZMQ

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**IN THE MATTER OF** an application submitted by Efraim Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. eliminating from within an existing R5D District a C2-3 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, Steinway Street, and a line 100 feet southwesterly of 23rd Avenue;
2. changing from an R5D District to an R6A District property bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue; and
3. establishing within a proposed R6A District a C2-4 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue;

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-744.

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This application for a zoning map amendment was filed by Efraim Realty LLC on May 5, 2023. This application, in conjunction with a related application for a zoning text amendment (N 230308 ZRQ), would facilitate the development of a six-story mixed-use building with 22 dwelling units, approximately six of which would be permanently income-restricted, and ground-floor commercial space at 23-01 Steinway Street in the Ditmars-Steinway neighborhood of Queens, Community District 1.

**RELATED ACTION**

In addition to the zoning map amendment (C 230307 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 230308 ZRQ            Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

The applicant seeks a zoning map amendment to change an R5D and R5D/C2-3 districts to an R6A/C2-4 zoning district and a zoning text amendment to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new six-story mixed-use building with approximately 39,000 square feet of total floor area, including 27,000 square feet of residential floor area with 22 dwelling units, of which six would be permanently income-restricted. Additionally, the proposed development would contain approximately 3,000 square feet of commercial floor area.

The project area consists of the corners of four blocks at the intersection of Steinway Street and 23rd Avenue, each with approximately 100 feet of frontage on both Steinway Street and 23rd Avenue, which are 80 foot-wide streets. The project area consists of Blocks 793, Lots 72, 73, 75 and p/o 171; Block 795, Lots 1, 2, 3 & 61; Block 803, Lots 43, 45 and 46; and Block 805, Lots 64 and p/o 61.

The development site is comprised of Block 793, Lots 73 and 75, both of which are owned by the applicant. The development site has approximately 75 feet of frontage on Steinway Street and approximately 100 feet of frontage on 23rd Avenue and totals 7,500 feet in lot area. Lot 73 is improved with a one-story auto repair shop with approximately 5,000 square feet of floor area. Lot 75 is improved with a three-story building with a restaurant on the ground floor and two residential units above comprising 4,500 square feet of floor area.

The remainder of the project area are non-applicant controlled lots. Block 793, Lot 72 consists of a three-story building with a restaurant on the ground floor and five residential units above.

Block 793, Lot 171 is developed with a vacant commercial space on the ground floor and five residential units above.

Block 795, Lot 1 is improved with a three-story building with a restaurant on the ground floor and two residential units above. Lot 2 consists of a three-story building with two commercial spaces on the ground floor and two residential units above. Lot 3 is developed with a four-story residential building with 24 units. Lot 61 is improved with a two-story residential building consisting of one unit.

Block 803, Lot 43 is improved with a four-story building with a vacant commercial space on the ground floor and 18 residential units above. Lot 45 is developed with a two-story building with commercial space on the ground floor and three residential units above.

Block 805, Lot 61 consists of a single-story auto repair shop. Lot 64 is improved with a three-story building with a café and home goods store on the ground floor and four residential units above.

The surrounding area consists of a mix of residential, community facility, commercial and industrial uses. The area north and west of the project area is mapped with an R5D zoning district and C1-3 and C2-3 commercial overlays mapped primarily along Ditmars Boulevard and is developed with two-to-four story attached residential buildings with community facility and commercial uses on the ground floor. The area east and west of the project area is mapped with R5 and R5B districts and is primarily developed with two-to-three story detached and semi-attached residences. Five blocks to the northwest, 31st Street is mapped with C4-3 and C4-2A districts with a mix of two-to-three story buildings with predominantly commercial uses on the ground floor and residential uses above. The area to the south of the project area is mapped with an R5D district with a C2-3 commercial overlay mapped along Steinway Street and is primarily developed with two-to-six story attached residential buildings with commercial uses on the ground floor. There are also many nonconforming auto repair stores in the surrounding area. Steinway Street is a primary north-south commercial corridor in this part of Queens, spanning from Ditmars-Steinway to the north and Sunnyside Yards to the south. While commercial uses

are more heavily concentrated south of the project area below Astoria Boulevard, reflective of the commercial nature of Steinway Street, commercial overlays are mapped on several block fronts and intersections in the project area.

Grand Central Parkway, which runs east-west through the area and connects Long Island and the LaGuardia Airport to the Bronx, is located approximately two blocks south of the project area. LaGuardia Airport is approximately two miles east of the project area. The New York Connecting Railroad running northwest to southeast, is serviced by Amtrak and the Metro North Railroad and is located approximately half a block south of the project area.

Open space in the area includes Ditmars Playground, an approximately 40,000 square foot City-owned park, located directly north of the project area. Astoria Park, an approximately 2,200,000 square foot City-owned park, is located a mile west of the project area and includes multiple amenities such as tennis courts, baseball courts, a track, and a public pool.

Community facility uses in the area include P.S. 84, which is an elementary school located one block east of the project area, serving kindergarten through eighth grades. There are numerous houses of worship in the surrounding area, including the Steinway Reformed Church, located one block northeast of the project area.

The area is well served by public transit and falls within the Transit Zone. The Astoria-Ditmars Boulevard subway station, a terminus of the N and W subway lines is located approximately seven blocks northwest of the project area. The Astoria Boulevard subway station is located approximately eight blocks southwest of the project area. Bus lines in the surrounding area include the Q101 which runs between Ditmars-Steinway and Midtown East in Manhattan, the Q69, which runs between East Elmhurst and Long Island City, and the Q19, which runs between Downtown Flushing and Halletts Peninsula in Astoria.

The project area was mapped with an R5 zoning district with a C2-2 overlay on the southwest corner in 1961. The southwestern corner of the project area was rezoned to an R5D with a C2-3 commercial overlay as part of the 2010 Astoria Rezoning (C 100199 ZMQ), effective May 25,

2010, which rezoned 238 blocks of the neighborhood to preserve the existing scale and character of the area while allowing for a modest increase in residential and commercial density in limited locations. The northwestern corner of the project area was mapped with a C2-3 commercial overlay as part of the 38-01 23rd Ave Rezoning (C 180315 ZMQ), adopted on July 23, 2019. There are several buildings in the project area that are overbuilt to the existing zoning and therefore non-conforming. There are also non-complying commercial uses where a commercial overlay does not currently exist.

R5D zoning districts are medium-density contextual residential zoning districts that allow a maximum residential FAR of 2.0 and a maximum 45-foot building height with a qualifying ground floor. Parking is required for 66 percent of non-income restricted dwelling units. C2-3 commercial overlays are mapped within residence districts and typically serve local retail needs. When paired with an R5 district, the maximum commercial FAR is 1.0. A parking space is required for every 400 square feet of commercial space.

The applicant seeks a zoning map amendment from an existing R5D and R5D/C2-3 zoning district to an R6A/C2-4 zoning district and a zoning text amendment to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new six-story mixed-use building totaling approximately 39,000 square feet. The building would rise to a maximum height of 65 feet at the intersection, stepping down to 45 feet at a distance of 40 feet from the neighboring property along 23rd Avenue. The proposed building would include 22 dwelling units, approximately six of which would be permanently income-restricted, with nine parking spaces in the cellar and approximately 3,000 square feet of ground-floor commercial space. Parking would be accessed along 23rd Avenue at an existing curb cut.

R6A zoning districts are medium-density contextual residential zoning districts that allow a maximum residential FAR of 3.6 within an MIH area, and a maximum 85-foot building height with a qualifying ground floor. Above a base height ranging from 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 85 feet or eight stories. Parking is required for 50 percent of non-income restricted dwelling units.

The applicant also proposes a zoning text amendment (N 230308 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted for households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be affordable at an average of 80 percent of the AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 230307 ZMQ), in conjunction with the related application for a zoning text amendment (N 230308 ZRQ), 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 23DCP167Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 16, 2023. The Negative Declaration includes an (E) designation (E-744) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The (E) designation (E-744) supersedes (E-245) on Block 793, Lot 73 and (E-524) on Block 805, Lot 61. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

## **UNIFORM LAND USE REVIEW**

This application (C 230307 ZMQ) was certified as complete by the Department of City Planning on October 16, 2023, and duly referred to Queens Community Board 1 and the Queens Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 230308 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

## **Community Board Public Hearing**

On November 21, 2023, Queens Community Board 1 held a public hearing on this application (C 230307 ZMQ) and the related application for a zoning text amendment (N 230308 ZRQ)<sup>3</sup>, and on that date, by a vote of 28 in favor, two opposed, and none abstaining, adopted a resolution recommending approval of the application.

## **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (C 230307 ZMQ) and the related application for a zoning text amendment (N 230308 ZRQ) on November 30, 2023, and on December 21, 2023, issued a recommendation to approve the application with the following conditions:

“

- 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.”

## **City Planning Commission Public Hearing**

On January 24, 2024 (Calendar No. 8), the City Planning Commission scheduled February 7, 2024, for a public hearing on this application (C 230307 ZMQ) and the related application for a zoning text amendment (N 230308 ZRQ). The hearing was duly held on February 7, 2024 (Calendar No. 31).

The applicant’s representative testified in favor of the application. The applicant’s representative described the overall proposal and described that the proposed development would take advantage of the corner lot to maintain lower heights under the proposed district. The applicant’s representative described the proposed building, which would include a 27,000-square-foot building with an FAR of 3.6 containing residential and commercial uses, including 22 new

dwelling units of which six would be permanently affordable, nine parking spaces, and 11 bicycle parking spaces.

The applicant's representative described the land use rationale for the zoning map amendment, noting the existing C4-2A district five blocks away, which has an R6A residential equivalent. The applicant's representative referred to the area map to demonstrate land uses that would be in line with the proposed actions through the establishment of commercial overlays.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 230307 ZMQ), in conjunction with the related application for a zoning text amendment (N 230308 ZRQ), is appropriate.

The Commission believes this application supports the City's goals to create new market-rate and income-restricted housing in locations that can support and improve local neighborhoods. As such, the proposed project will contain 22 dwelling units, approximately six of which would be permanently income-restricted pursuant to MIH and 2,794 square feet of ground-floor commercial space. The Commission notes the nearby neighborhood amenities and resources, such as public transit access within a half-mile walk of two stations on the N and W subway lines, nearby open spaces such as Ditmars Playground and Astoria Park, and numerous educational facilities. The proposed commercial overlay would also support the existing commercial nature found along Steinway Street.

The proposed R6A zoning district is appropriate. The current R5D zoning district has high parking requirements and low allowable densities and has inhibited redevelopment or enlargements of the project site along this critical corridor. The proposed zoning map amendment will facilitate much needed housing in Ditmars-Steinway and reduce parking requirements in this transit rich neighborhood. The R6A district will allow for a commensurately sized development along the wide corridors and at this specific intersection of two major streets.



The Commission notes the R6A district regulations require street walls to be located along the lot lines, which will provide definition to the wide intersection.

The C2-4 commercial overlay is also appropriate. Commercial uses have been allowed within two corners of the project area since the adoption of the Zoning Resolution in 1961 and the 38-01 23rd Ave Rezoning (C 180315 ZMQ). The commercial overlay also supports local retail that serves the needs of a residential neighborhood, including uses such as restaurants and laundromats. The C2-4 district, mapped over the entire project area, will bring existing buildings into compliance where there is no overlay and contribute to the commercial corridor along Steinway Street. The C2-4 commercial overlay will also allow for a lower accessory parking minimum than the existing C2-3 commercial overlay to reflect the accessibility of transit in the neighborhood.

The proposed zoning text amendment to designate the project area as an MIH Area is also appropriate. The text amendment is consistent with the city's goal to promote the development of affordable housing, as outlined in the Mayor's *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. This project will help address the growing need for more housing in Queens and the broader city, including the creation of affordable housing near transit, schools, and playgrounds.

## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on October 16, 2023, with respect to this application (CEQR No. 23DCP167Q), 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 Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15,

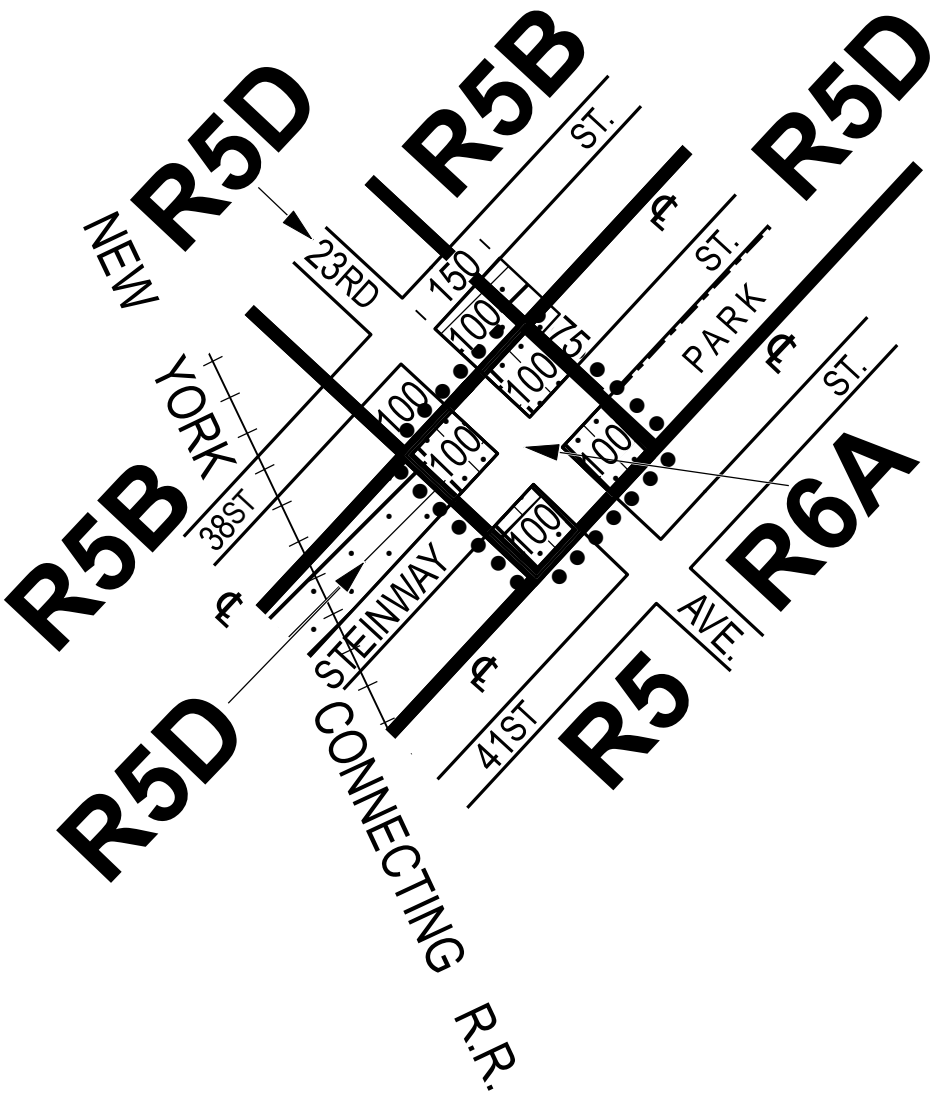
1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 9c:

1. eliminating from within an existing R5D District a C2-3 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, Steinway Street, and a line 100 feet southwesterly of 23rd Avenue;
2. changing from an R5D District to an R6A District property bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue; and
3. establishing within a proposed R6A District a C2-4 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue;

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-744.

The above resolution (C 230307 ZMQ), duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 20), 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**

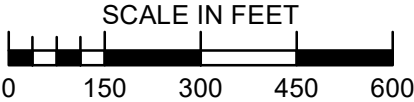


CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAP  
**9c**  
BOROUGH OF  
**QUEENS**



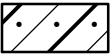



New York, Certification Date:  
October 16, 2023

*S. Lenard*  
S. Lenard, Director  
Technical Review Division



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-3 District from within an existing R5D District, changing an R5D District to an R6A District, and establishing a C2-4 District within the proposed R6A District.
-  Indicates a C2-3 District
-  Indicates a C2-4 District



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

|   |               |                                       |                  |
|---|---------------|---------------------------------------|------------------|
| <b>Project Name:</b> 23-01 Steinway Street Rezoning |               |                                       |                  |
| <b>Applicant:</b>                                   | Efraim Realty | <b>Applicant's Primary Contact:</b>   | Alexia Landesman |
| <b>Application #</b>                                | 230307ZMQ     | <b>Borough:</b>                       |                  |
| <b>CEQR Number:</b>                                 | 23DCP167Q     | <b>Validated Community Districts:</b> | Q01              |

**Docket Description:**

IN THE MATTER OF an application submitted by Efraim Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:1. eliminating from within an existing R5D District a C2-3 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, Steinway Street, and a line 100 feet southwesterly of 23rd Avenue;2. changing from an R5D District to an R6A District property bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue; and3. establishing within a proposed R6A District a C2-4 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue;Borough of Queens, Community 1, as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-744.

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

|   |                     |  |   |
|---|---------------------|--|---|
| <b>RECOMMENDATION: Favorable</b>        |                     |  |   |
| <b># In Favor:</b> 28                   | <b># Against:</b> 2 | <b># Abstaining:</b> 0   | <b>Total members appointed to the board:</b> 49 |
| <b>Date of Vote:</b> 12/21/2023 6:30 PM |                     | <b>Vote Location:</b> THE ASTORIA WORLD MANOR 25-22 ASTORIA BOULEVARD, ASTORIA |   |

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

|   |  |
|---|--|
| <b>Date of Public Hearing:</b> 11/21/2023 6:30 PM |  |
| <b>Was a quorum present?</b> 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> |
| <b>Public Hearing Location:</b>                   | THE ASTORIA WORLD MANOR, 25-22 ASTORIA BOULEVARD, ASTORIA  |

**CONSIDERATION:** Please see attached letter.

|                             |        |                          |
|-----------------------------|--------|--------------------------|
| Recommendation submitted by | QN CB1 | Date: 12/21/2023 2:41 PM |
|-----------------------------|--------|--------------------------|



## 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](mailto:qn01@cb.nyc.gov)

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

### EXECUTIVE BOARD

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*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*

### COMMITTEES & CHAIRPERSONS

*Airport*  
RoseMarie Poveromo  
*Community & Economic  
Development*  
Sam Massol  
*Consumer Affairs*  
Dino Panagoulas  
*Education/Library/Youth  
Services*  
Stella Nicolaou  
*Environmental/Sanitation*  
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 4, 2023

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

RE: 23-01 Steinway Street Rezoning C 230307 ZMQ and N 230308 ZRQ

Dear Chair Garodnick:

After a duly advertised public hearing on November 21, 2023, Community Board 1 Queens (CB1Q) voted 28 in favor, 2 opposed, 0 abstentions and 0 not eligible to vote on a motion to recommend approval of the referenced applications to rezone all or part of 13 tax lots on Blocks 793, 795, 803 and 805 at the intersection of 23<sup>rd</sup> Avenue and Steinway Street from R5D/C2-3 to R6A/C2-4 and map an MIH area for Options 1 and 2 in Astoria.

### Project Description

The applicant proposes to construct a six-story, 27,000 SF mixed-use building on the southeast corner of Steinway Street at 23<sup>rd</sup> Avenue (Block 793, Lots 75 and 73) with 22 dwelling units, up to six of permanently affordable units under Option 1, nine parking spaces and 11 bike spaces.

### Community Review

There were no speakers from the general public at the Board's public hearing. Following the applicant's presentation, Board Members commented on:

- the need for income tiers to be very affordable due to the area's generally higher AMI;
- the project should have competitive bidding for labor during construction;
- the effect of the rezoning on existing buildings and
- the applicability of MIH requirements to other potential sites in the rezoning area.

On November 1, 2023 the Land Use and Zoning Committee reviewed the project and subsequently submitted a report to the board before its public hearing stating there was no objection raised to the rezoning action. The proposed zoning district and development were appropriate since they provide a moderate increase in new housing but still reflect the neighborhood context. Some of the Committee's concerns that were addressed by the applicant included:

- Affordability: the applicant said they would rework the numbers in time for the public hearing at which they indicated that units would be built under Option 1 and 10% of the six MIH units would be at 40% AMI;
- Apartment sizes and distribution: project floor plans were revised to include more one-, two- and three-bedroom units;
- Shadow impact from the new building and a potential development site on nearby residential rear yards: the applicant's impact study for the potential development site indicated a modest increase (2 hours in December) in shadows on rear yards located between Steinway and 38<sup>th</sup> streets;
- Development Site contamination (existing auto repair): site has e-designation, requiring clean-up and subsequent DEP signoff;
- Rationale for rezoning four-corners: higher density along wider streets; bring some pre-1961 residential apartment buildings into or closer to compliance and provide a modest floor area increase for any new development.

### 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

Sincerely,

*Marie Torniali/FK*

Marie Torniali  
Chairperson

*Gerald Caliendo/FK*

Gerald Caliendo  
Co-Chairs, Land Use and Zoning Committee

*Elizabeth Erion/FK*

Elizabeth Erion

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.

# Queens Borough President Recommendation

**APPLICATION:** 23-01 Steinway Street Rezoning  
**COMMUNITY BOARD:** Q01

## **DOCKET DESCRIPTION**

**ULURP #230307 ZMQ – IN THE MATTER OF** an application submitted by Efraim Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. eliminating from within an existing R5D District a C2-3 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, Steinway Street, and a line 100 feet southwesterly of 23rd Avenue;
2. changing from an R5D District to an R6A District property bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue; and
3. establishing within a proposed R6A District a C2-4 District bounded by a line midway between 38th Street and Steinway Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between Steinway Street and 41st Street, and a line 100 feet southwesterly of 23rd Avenue;

Borough of Queens, Community 1, as shown on a diagram (for illustrative purposes only) dated October 16, 2023, and subject to the conditions of CEQR Declaration E-744. (Related ULURP #N 230308 ZRQ).

**ULURP #N230308 ZRQ – IN THE MATTER OF** an application submitted by Efraim 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-744. (Related ULURP #230307 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](http://www.queensbp.org) on Thursday, November 30, 2023 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 R5D/C2-3 district to an R6A/C2-4 district in the Long Island City section of Queens. The area to be rezoned (Block 793, Lots 73, 75, 72 and p/o 171; Block 795, Lots 1, 2, 61 and 3; Block 803, Lots 43, 45, and 46; and Block 805, Lots 64, and p/o 61) consists of the four corners (100ft x 100ft) of the intersection of Steinway St and 23rd Avenue;
- The Proposed Development would include a six-story, 65-foot tall, 27,000-SF (3.6 FAR) mixed-use residential/commercial building with 9 cellar-level parking units. The 2,654-SF ground floor space is proposed for retail. The remaining 24,346 SF will yield approximately 22 residential units, 9 of which will be affordable at MIH Option 1. The Proposed Development will be fully electric. The site currently holds one-story auto repair facility and a three-story building with a ground-floor restaurant and two residential units;
- The Development Site (Block 793, Lots 73 and 75) is an approximately 7,500-SF interior lot owned by the Applicant. The Development Site has approximately 75 feet of frontage on Steinway Street and 100 feet of frontage along 23rd Avenue. Both lots are located within an R5D/C2-3 Zoning District;
- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R5D, R5B, R6B, C2-3 and C1-3. The surrounding uses are multi-family residential buildings, with a commercial overlay on Steinway Street, a main commercial corridor in the neighborhood. The Q101 and M60-SBS buses run near the site, and the Ditmars Blvd N/W train station are transit options near the proposed development;
- In 1961, the proposed Project Area was zoned R5 with Block 803 having a C2-2 commercial overlay. There have been multiple rezonings since that time. Most recently, in 2010, 238 Blocks were rezoned in the Astoria neighborhood of Queens. The area rezoned R4, R5, R6, and R6B districts to R4, R4-1, R4B, R5, R5B, R5D, R6A, R6B, R7A, C2-3, C4-2A, C4-3, and C4-4A districts to protect neighborhood character from out-of-scale development;
- At a public hearing held on November 21, 2023, CB1 voted to approve this application with twenty-eight (28) in favor, two (2) opposed and zero (0) abstentions. There were no public speakers during the CB1 hearing, but the Board made the following comments:
  - The need for income tiers to be very affordable due to the area's generally higher AMI;
  - The project should have competitive bidding for labor during construction;
  - The effect of the rezoning on existing buildings, and
  - The applicability of MIH requirements to other potential sites in the rezoning area;
- 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 Architect stated that the development will explore use of green roofs and other sustainable features such as solar panels and landscaped terraces. The Land Use Director asked if the applicant was committed to MIH Option 1, to which the Applicant responded in the affirmative. The Land Use Director also asked if the Applicant team had a minimum local hiring and M/WBE goal, to which the Applicant Representative said they would comply with the Borough President's minimum percentage. 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:

- 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.



A handwritten signature in black ink, appearing to read "Douglas Richards", written over a horizontal line.

**PRESIDENT, BOROUGH OF QUEENS**

12/21/2023

**DATE**