



IN THE MATTER OF an application submitted by Efraim 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, Borough of Queens, Community District 1.

This application for a zoning text amendment was filed by Efraim Realty LLC on May 5, 2023. This application, in conjunction with a related application for a zoning map amendment (C 230307 ZMQ), 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 text amendment (N 230308 ZRQ) 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:

C 230307 ZMQ Zoning map amendment to change R5D and R5D/C2-3 zoning districts to an R6A/C2-4 zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 230307 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 230308 ZRQ), in conjunction with the related application for a zoning map amendment (C 230307 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 designated CEQR number is 23DCP167Q. The lead agency is the City Planning Commission. A summary of the environmental review appears in the report for the related zoning map amendment (C 230307 ZMQ).

PUBLIC REVIEW

This application (N 230308 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 related application for a zoning map amendment (C 230307 ZMQ), which was certified as complete by the Department of City Planning and was duly referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On November 21, 2023, Queens Community Board 1 held a public hearing on this application (N 230308 ZRQ) and the related application for a zoning map amendment (C 230307 ZMQ)3, 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

On November 30, 2023, the Queens Borough President held a public hearing on this application (N 230308 ZRQ) and the related action for a zoning map amendment (C 230307 ZMQ), 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 230307 ZMQ).

City Planning Commission Public Hearing

On January 24, 2024 (Calendar No. 9), the City Planning Commission scheduled February 7, 2024, for a public hearing on this application (N 230308 ZRQ), and the related application for a

zoning text amendment (C 230307 ZMQ). The hearing was duly held on February 7, 2024 (Calendar No. 32)

One speaker testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 230307 ZMQ), and the hearing was closed.

CONSIDERATION

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

RESOLUTION

RESOLVED, that 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 201 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 230307 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 8— [date of adoption]


[EXISTING MAP]



 **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area 8 (2/11/20) — MIH Program Option 1 and Option 2

[PROPOSED MAP]



-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area **8** — 2/11/20 MIH Program Option 1 and Option 2
- Area **#** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 230308 ZRQ), duly adopted by the City Planning Commission on March 6, 2024, (Calendar No. 21), 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, ANTHONYCROWELL, 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: 23-01 Steinway Street Rezoning	
Applicant: Efraim Realty	Applicant's Primary Contact: Alexia Landesman
Application # 230307ZMQ	Borough:
CEQR Number: 23DCP167Q	Validated Community Districts: 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

RECOMMENDATION: Favorable			
# In Favor: 28	# Against: 2	# Abstaining: 0	Total members appointed to the board: 49
Date of Vote: 12/21/2023 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: 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
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Tel: 718-626-1021, Fax: 718-626-1072
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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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CHAIRPERSONS**

Airport
RoseMarie Poveromo
*Community & Economic
Development*
Sam Massol
Consumer Affairs
Dino Panagoulas
*Education/Library/Youth
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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*
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Office-Staff/Budget/PR
Marie Tomiali
*Parks/Recreation/
Cultural*
Kathleen Wamock
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 23rd 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 23rd 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:

- o the need for income tiers to be very affordable due to the area's generally higher AMI;
- o the project should have competitive bidding for labor during construction;
- o the effect of the rezoning on existing buildings and
- o 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:

- o 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;
- o Apartment sizes and distribution: project floor plans were revised to include more one-, two- and three-bedroom units;
- o 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 38th streets;
- o Development Site contamination (existing auto repair): site has e-designation, requiring clean-up and subsequent DEP signoff;
- o 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 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.

Handwritten signature of Pamela Richards in black ink, written in a cursive style.

PRESIDENT, BOROUGH OF QUEENS

12/21/2023

DATE