

**Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday January 21, 2025**

Chair Evie Hantzopoulos: I'm going to call the meeting to order. First of all, happy New Year everyone. Welcome to our first Community Board 1 meeting of 2025. I hope you all had a wonderful holiday season.

Today's agenda - we have a public hearing item regarding a Fresh grocery store. We're going to hear a presentation and the public can speak if they have any comments or questions. Then we're going to have our public session, where members of the public can speak about any issue facing the community up to two minutes per speaker, then we have our business session where we'll get committee reports and other reports as well as votes on some items. Then we have old and new business and then any elected official and representatives will provide any announcement that they have.

We are going to start with public hearing item number one - application filed on behalf of Ganyer Market, LLC to seek a Chair Certification pursuant to Section 63-30 of the Zoning Resolution to facilitate inclusion of a 12,832 sf FRESH grocery store within a new as-of-right mixed-use development at 27-09 40th Avenue in Long Island City. The action would result in an additional 13,012 sf of additional floor area for residential use.

Presentation by Eric Palatnik

Richard Khuzami: The Fresh Market is an issue that always comes up and I'd like you to clarify something. What happens if the supermarket goes out of business and they can not find another market to move in to replace it. Who controls the space? Will they end up putting a CVS in there because they have no choice and who makes those decisions?

Eric Palatnik: That decision would be subject to an application that would have to be made separately to the City Planning Commission, which would again go through a process with your board's interaction before anything could be changed to undo the restricted declaration affecting the promises, otherwise any occupancy, contrary to the use that's approved here tonight and hopefully subsequently approved by the City Planning Commission would be contrary to the certificate of occupancy and would be a violation and would be grounds for the revocation of the C of O.

Richard Khuzami: So that means that if in fact it is in violation, if you did have residential property, the 12,000 sf of residential, you would not be able to rent it out. You would have to remove the tenants. You're not going to knock it down.

Eric Palatnik: Theoretically, the tenants would have to leave but that part of the question the City is yet to cede when confronted. It has to play out.

Chair Evie Hantzopoulos: Is this the same supermarket company?

Eric Palatnik: Yes. It's the same one. I explained at the last committee meeting - I have some notes here and that I can just read to you. The other markets they operate Food for Health, which is at 92nd and 3rd in Manhattan, a Matter of Health which is 72nd and 3rd in Manhattan, and then they have two other stores in Westchester. But if anybody wants to see their other stores in Manhattan, we encourage you to do so. We could even arrange a tour for you. They are specialty supermarkets. They're not named brand supermarkets, but they provide everything a supermarket would.

Christian Batres: Did you pick up your general contractor already?

Eric Palatnik: It's already been built.

Rosemary Yelton: I'm not super familiar with the regulations when it comes to a grocery store and what payments they are required to accept. Would this market accept EBT and SNAP benefits - that type of payment?

Erik Palatnik: I'm not familiar with what their business practices would be, but I could ask and I'll get back to the board.

Amin Mehedi: How many parking spots are you offering for the store?

Eric Palatnik: Quite a few as I was mentioning a few minutes ago - there are almost no parking spaces required under the City of Yes these days, but 113 would be provided 56 residential parking spaces and 55 non-residential parking spaces.

Jean Marie D'Alleva: Is it going to be free parking to customers?

Eric Palatnik: Yes, free for customers. Residents will have to buy or rent a spot.

Elizabeth Erion: I just wanted to tell the board members I don't know if you read it already, but there's a draft letter to City Planning regarding the proposal. The other thing is, you'll see at the very bottom there is a section to insert comments that come from the Community Board members or anybody from the public for tonight. This is a draft and there are some corrections that have to be made with respect to the numbers with respect to the floor area and FAR, and things like that, and it was more definitive in how much space was going to be dedicated to Fresh Produce as opposed to nonfood items within the store. So there are just little changes that have to be made on this, but the main thing I would like from you are any comments that you want to add.

Mr. Palatnik, We talked about these minor changes, but the other thing that I wanted to ask you was, I noticed the difference in the statements of findings, there's a lot more requested or stated that seems to be new than what we originally got. I didn't have time to look this up, but regarding the certification changes - the applicant will be able to change the floor layout as long as they just let City Planning know - is that something that wasn't in the original?

Eric Palatnik: City Planning has given us the direction of the language to be utilized, with the hopes that the final approval will allow applicants to have a little more flexibility in understanding where they place items. For example, coconut milk may be popular today, orange juice may be popular tomorrow. Nobody could have ever foreseen where to place a plant-based meat section because 10 years ago there wouldn't be a plant based meat section. So it allows more flexibility as time goes on. It doesn't change the underlying premise of the application rather just gives flexibility so you don't waste City resources amending minor changes

Elizabeth Erion: The last paragraph in the findings seems to be something new, where they're really specific about your permit lapsing if you don't use it in four years. Is that new? I've never seen it before.

Eric Palatnik: No. City Planning has the right to put a time frame in.

Kian Betancourt: When you mentioned that there are two sets of parking - Are they structurally separated or in different areas? What comes to mind is enforcement.

Eric Palatnik: There will be delineation and I presume some type of enforcement just like in any public/private parking situation.

Chair Evie Hantzopoulos: If any members of the public want to comment on this particular item you can step up to the podium and sign in.

Christina Chase: I'm a Ravenswood resident and a former Queensbridge resident. I'm so excited that a supermarket may be within walking distance for the Queensbridge residents, but I wanted to echo Miss Rosemary's concern and question about EBT and WIC being accessible here to ensure equitable access to all residents, including long-standing residents of Queensbridge.

Eric Palatnik: Thank you very much for speaking. I'm a big fan of Queensbridge. Bishop Taylor is a good friend of mine. I will find that out and I'll get back to you.

Public Session

David Kupferberg: The MTA released the Queens Bus Network redesigned proposed final plan addendum on December 17th. The MTA is slated to approve it at their committee meetings on January 27th and the board meeting on January 29th for possible implementation in June 2025. In the back I have root profiles from the MTA website and my critique of the addendum. Ladies and gentlemen, the MTA refuses to acknowledge independent analysis presented during the public hearing in July 2024 that demonstrate that bus stop balancing would neither significantly reduce bus speed nor travel times in Queens. Bus stop balancing was done in the Bronx, bus speed increased by only 2.9%. The MTA wants the B62 diverted and extended to Astoria and the Q101 no longer serve midtown Manhattan. The neighborhoods of Astoria and Long Island City attempted to demonstrate to the MTA that there is support for the Q101 and the B62s current root structure. Why? Because these neighborhoods, for a long time, have been demanding a new route via 21st Street and the Queen's Midtown Tunnel, I'll call it the Q92 in Manhattan. The Q92 would serve NYU Langon, Medical Center,

Bellevue Hospital and VA Hospital. Such a bus route would significantly increase accessibility and connectivity. The efforts were fruitless. The addendum Q102 is an affront to the people of Astoria and Long Island City. Either leave the Q102 as is or operate the Q102 via 31st Street and 20th Avenue to Hazen Street. The BX41 SPS should be extended from the Bronx to LaGuardia Airport Terminal A. People would no longer have to travel via Manhattan cutting travel times mostly in half. To the Community Board, do not allow the MTA to shove the redesign down your throats. The project must be delayed until it is done right. To the MTA, the addendum is not better bus service. Go back to the drawing board. Thank you.

Tasmeen Ruba: I'm the community liaison for the upcoming Astoria Family Enrichment Center. We are located at 31-18 31st Street, but we are currently under construction. We are a free Community Center that anticipates providing free support through food pantries workshops, such as housing workshops and other free events, as we partner with community and local organizations and businesses. We also speak your language, Spanish and Bengali. Our main priority is to uplift and support our community. We anticipate opening our doors to Astoria residents sometime in mid-February. More information about us can be found on this flyer here at the front. As of right now, we're seeking local community members to join our advisory council. We are looking for individuals who are dedicated to serving and advocating for their community. If you believe that's you and would like to learn more about our Advisory Council, please come find me or our FEC director, Connor Kaufman and inquire about our Advisory Council or you can also email us at our email here at FECINFO@RIISSETTLEMENT.ORG

Trasonia Abbott: I'm an Astoria resident personally affected by Amy Hau's terrible leadership. For the last three months I've spoken to this board about the keffiyeh ban that Amy enacted at the Noguchi Museum. Today I will speak to Amy directly. First, the death total in genocide is over 46,000 Palestinians. This is a conservative number, as many bodies are left under the rubble and are unable to be counted. This weekend has brought a ceasefire agreement, but Israel has continued to assault civilians in the region. Amy, with your choice to fire four hardworking people, also, you can keep your position of power, you chose to proudly stand on the side of genocide. Just speaking for myself, you chose the path of bullying and censorship over what your actual job would have supported, which is policy change. I was dragged into a private meeting where wearing the keffiyeh was totally okay and told that I couldn't work that day and that I should go home. A week later, an email came out with some supposed policy and I think that's wrong. I don't think that is how leaders should conduct business and I think that you should work through policy and not through bullying. You should be removed from this committee because, after my first time speaking, you chose to vacate your duties for months. You should have stayed gone. Astoria is not a safe space for genocide denial. We love our Arab neighbors and we despise cowardly bullies like yourself who use their positions of power to throw rocks and hide their hands. I was told when I was terminated that I was going to be able to have an exit interview only to be told by HR that Amy Hau specifically said I was not allowed to and I wasn't given any reason why. It should be noted that the Noguchi Museum staff unanimously decided to unionize at the early start of this year, and it is in great part due to the terrible leadership Amy Hau has enacted in her one year as director of that museum. It ended with them deciding that they actually need a lot more say over their workplace because she can't be trusted. I will end with an Asama Noguchi quote from 1942.

Chair Evie Hantzopoulos: Your time is up.

Natasha Diaz: I am the Outreach Coordinator for the Civilian Complaint Review Board, the city government agency that investigates the NYPD for things like abuse of authority, excessive force, bias-based policing and racial profiling. As the Outreach Coordinator I'm just here to educate the public that I am available to do presentations workshops on the right to know the CCRB. What we do, who we are and just let the public know about the CCRB. So if anyone is interested in that information, I'll be sitting right here and I will leave some information on the table.

Gabriela Torrano: I'm a resident of Astoria and I want to mention two issues. I have been noticing for the past winters that nobody really cleans the sidewalks. The city takes care of the roads for people that drive, but not for people that walk. In front of this building today, at this moment there is a lot of ice on the sidewalk. This is all over at least where I live, which is 14th, Street and 31st Avenue and around that area. I don't know why this has been happening. It's not the first winter. It's not the first storm and nobody seems to be talking about it or doing anything which is more important. The other issue that I have is that we have been without a streetlight for more than three months. I sent a complaint to 311. It was taken and months later still we don't have a light so I sent another complaint and I got an answer saying that the complaint about that specific street light had been placed already so I have no right to complain anymore. But still today we don't have a streetlight. We are in the longest dark days of the year and the block is dark, and these are my complaints for the winter. I'll come back in the summer.

Chair Evie Hantzopoulos: You can also call the board office tomorrow and give the location and they can help follow up on that streetlight.

Christina Chase: I introduce myself as a resident of Ravenswood Houses, but I also have the honor and privilege of serving on our Resident Association Board as Second Vice President. I've lived in Queens all my life, in this area, specifically since 1996, so I'm really passionate about what's happening around us and I wanted to bring to attention something that might already be on your agenda. But, as you may know, Councilmember Julie Won's office is working with the Department of City Planning on this plan called One LIC. I've been attending the town hall since December 2023. I know a lot of you have been there along with me, so shout outs to you for being on this journey with me. Some of you might remember, we've come up with so many great conversations and so many wonderful community ideas and unfortunately those ideas were not reflected in the proposal that DCP had presented. So we want to invite you to the public event that Julie Won's office is doing this Saturday January 25th 12:00 p.m. to 2: p.m.. It's at IS 78 in LIC - 46-08 5th Street to basically voice your opinion on what you think should happen with this plan. So to be more specific, this meeting is regarding four city-owned public sites. So that means that's our land, that's city-owned, and that we should have a say in what happens to that land. There are proposals to do a wonderful community land trust hub. There's also proposals to do some green hub resiliency plans along the Waterfront. All these ideas were expressed during the town halls, however, these aren't in the proposal, so we're hoping to get more community voices to support this, but also to be clear that we want 100%, deeply, affordable housing or no rezoning at all.

Chair Evie Hantzopoulos: We're going to close the public session and move on to the business section. We're going to start off with the adoption of the December 2024 minutes.

Motion to adopt minutes: Thomas Ryan: Second: Amin Mehedi No Discussion

Motion to adopt minutes carries.

Chair Evie Hantzopoulos: A reminder that Community Board applications are open, so board members whose terms are up, you need to reapply. You should have gotten notification. It's your responsibility to reapply. Members of the public, you can apply as well, if you're interested in serving on the Community Board, it is handled by the Borough President's office. We have nothing to do with that. So the Borough President's office accepts the applications, they vet the applications and they do the selection for the various Community Boards throughout Queens. The application is due February 14th. It is an online application. So if you are interested I don't know if the Borough President's website is up again. I know they were working on it, but it should be up so go to the Borough President's website. If you, for some reason, can't find it just contact the board office and we can send you the link. We sent it out via our email newsletter as well. So if you haven't subscribed to that, please go to our website at the bottom. You can get all the emails that go out about board meetings and other information.

At the end of the month, each Community Board will present to the Borough President's budget session what the capital and expense requests are. Florence will be testifying at that meeting on behalf of the Community Board about the priorities we came up with in the fall. So just start thinking ahead, even though it seems like we just did it, start thinking ahead about March April and May meetings to start having those discussions about what it is that the community needs. Make sure you're talking to the different constituencies you work with or that you serve or different groups that you're part of. If there are capital or expense needs that you want to see included in next year's budget process.

District Manager's Report - Florence Koulouris: The New York City Fire Department needs our support after what we have seen occur in California. Fire departments are critical service providers. We, as New Yorkers, need to know that the FDNY lacks the modern apparatus they need to protect residents. We also need to be certain the agency has resources, training, staffing and public safety education. There are 1.6 million calls made to EMS. They are making due with less. Also require resources because they are highly utilized. Individuals are calling EMS with items that may be handled at an urgent care or doctor's office and this adds to the log which may delay critical care for individuals. FDNY needs our support to take care of New Yorkers. This is a very important topic that should be discussed with friends, family and our elected officials. Please talk about this topic. Thank you all and have a wonderful evening.

Committee Reports

Business & Economic Development: Brian Martinez - No Report.

Communications and Public Outreach: No Report.

Consumer Affairs and Licenses: Marie Torniali - First we'll discuss the January 2025 licenses. The committee found no reason not to bring these to the board for approval. There were no negative comments from the Police Department, so I would ask for a motion to approve the January 2025 liquor licenses.

Motion to approve January 2025 liquor license application: Antonella DiSaverio. Second: Tom Ryan. No Discussion. Motion carries. 2 abstentions.

Marie Torniali: There are outdoor dining applications, however I'm going to ask Florence, the list in the packet is not the one we reviewed. I think it is for February. Can you check?

Athanasios Magoutas: I just wanted to flag for the committee in case they had any capacity to look into it - Code is not up for renewal for a while, however, this is one of those locations that very recently had a shooting and has had many others before. According to social media, which I know is not 311 reports, it is a pretty constant nuisance in the community. I don't think we reviewed them during their last renewal, but it might be worth taking a look to see just on account of the recent events that took place there.

Rod Townsend: Those of you who have active devices that have an internet connection, if you look at the email from Florence on January 7th going to the Consumer Affairs meeting, you will find the Consumer Affairs memo which does have a list of applicants that Marie is going to be discussing.

Marie Torniali: Let me point out that Gramercy Cafe never attended the meeting. They pulled their application. Chateau Le Wolf, no problem, Telly Taverna, no problem, New York, Bakery Cafe on 30th Avenue, no problem, 3501 Ditmars, I wouldn't call it a problem, however, we asked them to remove some tables. They were supposed to send an amendment to the district office. We asked them to remove five tables and 10 chairs on 35th Street, because we thought it was just excessive and they agreed. So that would be the only difference from the original and the Barn Coffee Shop was no problem as well. So if I could get a motion to approve these as read.

Motion to approve outdoor dining permits: Christopher Hanway. Second: Jean Marie D'Alleva. No Discussion. Motion carries.

Amin Mehedi: We had a meeting last Thursday and we've been talking about that letter we are planning to send to the DOE. You have the letter at the very end page. You can see it's a draft so if anyone wants to include anything you can just let us know. If anybody has any questions you can just ask us. We've been talking about that new school, so I think the land use committee is going to handle that, because you know they had the issue with that location and they are far away still so we will do that later. The letter will go to the School Chancellor and it's regarding education, around substance abuse and increasing education and awareness around the issue and some steps to do including parent workshops, age, appropriate curriculum, community involvement, strengthened communication and promoting a safe and supportive school environment.

Motion to approve letter to the Chancellor: Shahenaz Hamde. Second: Marisela Santos. Discussion on the motion.

Kian Betancourt: Could you just expand a little bit more on what the security enhancements that you're proposing are?

Amin Mehedi: I am talking to the school and they're saying that since Mayor de Blasio: they have no checking system and a checking system needs to be there. A lot of harmful things were found in the bathroom. We know kids are going into the bathroom with harmful things in their pockets. They go rapidly to the bathroom so they can't check going in but coming out, they can just check their pocket for harmful things in their pocket like e-cigarette or knives, or some kind of harmful thing. So that was the reason we recommended it.

Frank Fredericks: Based on that, I might make a suggestion. For those unfamiliar there's something called Local Parents, which is the legal rights of educators to basically have certain portions of parental rights over the students, and that could include infringements on 4th amendment rights, search and seizure. I think there's a key distinction though between monitoring bathrooms halls and checking the person like actually wanting to check pockets. I think that might be a bridge too far and undermine the values of what we want for safe and sound education systems. Secondly, I think we actually would be opening the education system up to unnecessary action because there's been a lot of court cases about what you can and can't do. I would love for our letter and I think we would all collectively agree, that it should be in pursuit of best practices of how these sort of things can happen and remove any mention of personal search and seizure.

Amin Mehedi: If everyone is thinking that way we can just avoid that portion. I was just putting that there, because we get that from the administration that these things are stopping them from protecting students.

Richard Khuzami: I just had one other item I'd like to bring up. It seems that they're going to be having a ban on cell phones. The governor is proposing that this happen through the state. Is that something that we want to support again? I don't have children in the school, so I'm really not an expert on this, but I think it's something that is relevant at this time, because it looks like it's going to be happening but that's a separate item.

Tyrone Gardner: What school are you talking about?

Amin Mehedi: IS 126.

Chair Evie Hantzopoulos: Are you okay if we strike this from the letter?

Amin Mehedi: You can but we will be restricting them from providing safety. There are no metal detectors. We don't want to see any more Sandy Hook Elementary School things happen. We never know that. You know what is happening in our neighborhood. So we need to have something. We have to write it, so we can just say we can just save the school environment and the parents-and you know the rights of the students, both I don't know how to explain it but I believe that we need something.

Chair Evie Hantzopoulos: We had a conversation about it too. I shared the same concern just because my child went to a school that was highly secured - metal detectors, scanners, tons of security guards and it didn't help the school environment. Kids were still vaping in the gym. But anyway it's a whole other issue, but it is broad right, but what does it mean?

Christopher Hanway: I find it a little broad too. It doesn't specifically mention direct searches of students. Maybe we can say security measures. that do not infringe on the rights of students.

Kian Betancourt: I think that something along the lines of like, for instance, enforcement, I think connotes something different than security. I also think that something to the extent of like a punitive measure, for instance, like increased penalties for getting caught with something, could also be a deterrent, but that's something that you're basically trying to incentivize not to do rather than going after them and looking for it right. So I would just want to point that out like I know, we're not here to wordsmith, but just as a suggestion. I do think that even softening some of the language, or even having alternative proposals like that kind of get it the same thing, but without potentially conflating constitutional rights and whatnot.

Amin Mehedi: Yes, exactly, we don't want to violate any rules, but there should be something there to help them.

Chris Hanway: I think the idea of the letter is great, but I think there's a lot of work to be done on this..

Amin Mehedi: It's a draft so please email Florence with any comments you want in there. We are going to build up good things to get a good result. So please email Florence!

Athanosios Magoutas: Just as a suggestion towards yeah kind of solidifying the whole letter. Overall, you know you kind of start it kind of starts off with we have observed an increase in behavioral issues so like this is something like okay, where who, how much, how little you know this kind of stuff. So if you're citing a result of a study or if you have one that you referenced, that kind of made you start thinking about this letter, I think that would be super helpful because the way it's written out-understandably, it's a draft, this feels very anecdotal but like if we want to make like very specific prescriptive suggestions, let's come in with as much like hard data, we can to say, like 'Hey, listen, we're seeing a 30% increase in this kind of behavior...', whatever that may be.

Rod Townsend: I move that the letter be referred back to committee for revisal. Second: Chris Hanway. Discussion on the motion.

Rosemary Yelton: I see substance use is mentioned, and substances are mentioned. Do you have any idea who you would suggest to lead parents workshops and develop the age appropriate curriculum? Are there groups? Are there organizations that you are hoping will step in and do that?

Amin Mehedi: The school can arrange those. The school is supposed to do that.

Motion to send letter back to committee carries.

Environmental & Sanitation: Antonella DiSaverio: Hopefully we'll have DSNY at our meeting on February 11th 6:30 p.m.

Health and Human Services: Shahenaz Hamde: The committee met on January 16th. We had the Pool Trust presentation. It was really informative. If anyone wants to watch it, it is live streamed on YouTube. Thank you for everyone attending. We haven't scheduled any meeting for February yet.

Housing Committee: No report.

Land Use and Zoning, Elizabeth Erion: I would just like to ask, if there are any comments that board members have that they would like to see put into this letter going to City Planning regarding the Fresh Market designation certification.

Rosemary Yelton: Just what I said earlier. I want to make sure that this is an accessible grocery store for that community. That is what I would personally consider a food desert. Just right around there there's some really great markets and marketplaces for a \$20 sandwich, but you know it's kind of a little bit more difficult if you're just shopping for groceries on that particular set of blocks. I just want to make sure that it's accessible for all of the community members, whatever payment methods folks are wanting to use for that.

Chris Hanway: I want to echo what Rosemary said. If you heard the locations of the stores that they currently own - I did a very quick research, these are upscale health oriented, which is wonderful. But upscale means high prices often.

Elizabeth Erion: This letter has to be sent before February 11th.

Motion to approve letter to City Planning including statement that all forms of payment - including EBT - should be accepted: Amin Mehedi. Second: Rosemary Yelton. No further discussion on the motion. Motion carries.

Elizabeth Erion: We are having a meeting February 5th - first Wednesday of the month this time. I also wanted to follow up with that School construction Authority proposed school at Hallets Point. We took all of the comments and put them together in a two-page letter to Kelly Murphy, senior director of real estate services. What it does is fully describes all of the issues that came up in the discussion from Astoria Houses Residents Association and some of you know the other issues that we talked about here. So I think we can send it out. I didn't think about putting it in the package, but we can send it out if you want to. That's all I have to say at this point.

Tyrone Gardner: I want to know if that school is going to be focused on Special Needs students only.

Elizabeth Erion: We don't know that at this point. I recall them saying that another division of the Department of Education makes the decision about what kind of programs are going to be going into the school and that's down the line. The school is not even going to start construction until 26 or 27. Probably while they're doing construction, they're going to know how many seats they want and who's going to be in that building so that's when they're probably going to determine the programs in the building and who will occupy it. Other than that, we have no answers. They have no design - they have no plan drawn - they have nothing at this point, just the concept of a school going on Hallet's Point. So we'll keep on top of it. Part of the letter was really telling them that it was outrageous that they had no contact with the residents of Astoria Houses for all these years. That's the problem the SCA has in outreach. In addition to NYCHA not making the outreach and letting them know what negotiations are going on? We just have to be vigilant.

Chair Evie Hantzopoulos: They had said that the school was going to be an elementary/ middle/ and district 75, which is for the special needs students, but nothing has been finalized. They don't even know how many seats they will have - they gave a range instead of a fixed number. This school is very much in the beginning stages.

Legal/Legislative/Parliamentary, Rod Townsend: We're going to have a meeting next Wednesday, the 29th. We are going to be looking at the bylaws, especially the bylaws, in comparison to recent changes to the City Charter and the City

Charter in general. The bylaws were refreshed about 5 years ago. I'm not looking to reinvent the wheel here, just to freshen up the corners and dust the dust bunnies.

Parks, Recreation & Cultural, Richard Khuzami: We had no meetings in December and January. We are planning on having a meeting on February 10th. We will be bringing in a representative from the Department of Cultural Affairs. Basically an informational meeting to discuss the services and priorities, as we hope to start focusing more on cultural aspects of the community. That'll be February 10th. I hope to see you there.

Public Safety, Chris Hanway: Just a quick note on scheduling of the committee.

We have had two meetings so far after a few years where the committee did not meet at all, so we made a conscious decision to start slowly. We had one really consequential joint meeting with the Transportation Committee, which Frank will tell you about in a moment. We plan to have our next in February or more likely, March so more to come on that.

Frank Fredericks: The letter that we voted on at the last session - the revisions that you suggested were taken to heart and incorporated. I believe January 5th that was submitted and has gone out to all the channels regarding reducing unnecessary police chases. It's been reported that Commissioner Tish has communicated that they're revising the chase policy. The article I saw mentioned this board and our letter so we're a small part of a great big effort by lots of folks. To everyone who leaned in on this I just want to say your work matters, and this is super great to hear that we've played a small but important role in helping change that.

Transportation, Athanasios Magoutas: No scheduled meeting that I'm aware of anytime soon. We're super pleased that the stuff regarding the high speed pursuits changed. We hope it brings some kind of closure to Amanda's family. We really felt like that was super important for us to really pitch in on that. So we're quite happy. I haven't seen the full text myself, but it is official, so it should be out there soon but yeah for everyone who contributed, thank you so much and that's the power of community.

Old Business/New Business

Kian Betancourt: I'm wondering if there's something we can do about - this has been brought up before - the progress on Rainey Park. I know it's January. I know it's snowing, but I've been following this pretty closely and I think they were supposed to have the work done in about September. I think they said on their tracker that it's been like 95% done forever. My understanding is that most of it is done, but there's a small segment of a playground that's not done yet and I know what a lot of community members have suggested is that they just rope that off and give access to people so yeah I just wanted to know if there was anything we could do as a board - maybe put a little pressure on them to open it up.

Richard Khuzami: About a couple weeks ago, I did speak with parks on that subject. They basically laid the blame on supply chain issues. It is almost done. I didn't get a specific date as to when they're going to reopen it, but they said in the very near future and in fact I would say that you know come February if we haven't seen any movement on it maybe we can at that point, send a letter or something like that, but I know it should be very soon.

Athanasios Magoutas Just a quick comment on that. I actually drove by there today and I saw it was open. I saw people walking in the park today around 4:00. So that's very soon.

Rod Townsend: I have a question for Antonella. If DSNY does come to your meeting, I'd like them to answer this. There's a lot of new daylighting areas in the neighborhood and it's not really clear who's responsible for clearing the snow from those. Is that treated as an extended sidewalk now or is that treated as part of the roadway, because most of the ones near me on 31st Avenue are just slick as hell right now. Maybe Florence could talk to somebody.

Shahenaz Hamde: Question for the Environmental and Sanitation Committee perhaps they can come to the Full Board meeting. People are confused about the new bins and for compost. If we leave it outside, they are required to have a lid, but people leave it outside without a lid so what is the point?

Antonella DiSaverio: If anyone has any questions that we need to ask, email Florence and when they're there we'll ask - although Florence might have the answer before they come. I do have the rule book that I can email tomorrow.

Amin Mehedi: Can you ask Sanitation if they can return to 5 o'clock? The timing change from 5pm to 8pm didn't work. They should come at 5:00pm.

Elected Officials

Brian Straub, Public Advocate's Office: This month, Public Advocate will release his annual worst landlord watch list for 2024 and that'll be at www.landlordwatchlist.com so look out for that. Just as a reminder from October 1st to May 31st, its heat season in New York City and under the law, landlords are required to keep temperatures at least 66° during the day and 62° at night. In terms of upcoming events, you can find out about our upcoming events by following the Eventbrite page at NYCPUBLICADVOCATE@EVENTBRITE.COM. You can just stay in touch with our office and any New Yorker that has you know any issues or anything like that would like to contact our office can do so by contacting GETHELP@ADVOCATE.NYC.GOV or calling (212) 669-7250.

Benjamin Lotto, Assemblymember Mamdani's Office: Our office would like to remind the Board of a few important and helpful programs senior community members, 65 and older, can take advantage of: The Senior Rent Increase Exemption (SCRIE) is a program as part of the Rent Freeze Program, the SCRIE benefit assists eligible senior citizen tenants by freezing their rent at the current level and exempting them from future rent increases. The Senior Homeowners Exemption (SCHE) is a property tax break for seniors who own one-, two-, or three-family homes, condominiums, or cooperative apartments. Seniors can also qualify for reduced prescription prices through the EPIC New York Senior Prescription Plan and Reduced Fare MetroCards/OMNY Cards. For more information, please see our flyers on the table over to my left. In addition, our office wanted to take a moment to highlight an important community cornerstone in distress. An independent bookstore at 36-19 30th St, Astoria Bookshop is an LGBTQ-owned, woman-owned business founded in 2013 and is currently going through some difficulties related to unexpected and costly renovations. Astoria Bookshop is beloved by our community and needs community help.

Angela Sherpa, Congresswoman Ocasio-Cortez Office: We are happy to share that the congresswoman was selected to serve on the Energy and Commerce Committee. The Energy and Commerce Committee has the power to guarantee healthcare as a human right for all Americans, fight climate change, and make life easier for the working class, a. The congresswoman will sit on the Health, Energy, and Oversight subcommittees. Last week, President Biden signed into law legislation that authorizes the Army Corps of Engineers - in working with the City of New York - to spend nearly \$190 million to enhance and upgrade environmental infrastructure in the borough to combat excessive flooding in Queens. Our office co-lead this effort with Rep. Meng and Sen. Schumer's offices. We will continue to work together to award this project the full funding amount. Last Sunday, our office held a Know Your Rights with ICE presentation with Make the Road NY in Corona. We understand there are concerns from the community about potential ICE raids. During this time, it is important to know your rights. As a reminder:

- You do not have to open the door.
- You can ask them to leave.
- You can stay silent.
- You do not have to share personal information.
- You do not have to sign anything or hand over documents.
- You have the right to speak to an attorney.

Additionally, if you or your loved ones are concerned about your status, please consider keeping a signed DHS privacy waiver in a safe place so that your elected officials can advocate on your behalf. If you need help with DHS waivers or have any questions, please don't hesitate to reach out to us. If you would like to request Know Your Rights flyers produced by our office, please get in touch with me directly. As a reminder, our office is here to help you with any issue pending before a federal agency. You can give us a call at 718-662-5970, We are available at our Astoria office located at 30-83 31st St, every Thursday from 10 am-6pm. Our Hunts Point flagship office is open on Mondays through Thursdays from 9am-5pm.

Dolma Lama, Assemblymember Steven Raga's Office: It's almost a year since I'm attending CB1. I see Florence there and we always send our Community Board the announcement and upcoming events. I would like to introduce you to Michi, our community liaison, who will be attending the meeting on behalf of the office. A few updates for the Community Board. We have an upcoming legal clinic tomorrow for anything regarding your tenants or government benefits. You can come to our office and get consultation with the attorneys. It's going to be from 9:00 a.m. to 1 p.m. at our district office. 51-19 69th Street, Maspeth next to Federal Bank. We're also having free tax preparation services starting February 1st, and that's going to be every Saturday from 9:00 a.m. to 4:00 p.m. at our district office, similar to the address that I just said earlier. Anyone who makes under \$85,000 qualifies and you do not have to be a constituent. I know the majority of our Astoria part - we do not have it anymore and we're very sad about that. But a lot of the events that we put out do not have to be a constituent, so this is a really good opportunity to take part. It's a free tax service. Tax preparers will come to our district office and file your tax returns and you'll also get a printed copy of your tax return.

Kaylyn Munoz, Assemblymember Gonzalez Office: Congestion Pricing is now in effect, please contact our office if you have any questions on how this will affect you. The MTA also has recorded webinars and facts that we are happy to share. Your landlord is required to provide heat until May 31st. If you are experiencing frequent heat gas or hot water outages, please reach out to our office. We will be having our monthly Astoria office hours on January 27th at Astoria Houses Community Center from 11:00 a.m. to 2:00 p.m. I've left flyers with all the relevant information. In collaboration with the Animal Care Centers of New York City our office is having a mobile pet adoption event this Saturday from 12:00 p.m. to 4:00 p.m. at the Chocolate Factory Theater, if you're interested I've also left flyers. The governor signed the Senator's bill that implements regulatory guidelines on our state government's use of Ai. The bill is the first of its kind in the nation to provide comprehensive labor protections for state workers whose jobs may be impacted by Ai. The senator is eager to reintroduce priority bills like the Statewide Healthcare assessment, chatbot disclosure and liability and the Gap fund. The senator has also introduced the New York State sustainability data sensors act aimed at regulating energy consumption for data sensors. Additionally, it requires a community discount plan to subsidize energy costs and host communities. The senator is proud to not only continue to chair the internet and technology committee but is also proud to announce that she has been tasked with chairing the elections committee as well.

Tessa Blum, Councilmember Caban's Office: I want to start with a really exciting update. We're bringing a new resource to our office. Every two weeks, we're going to be partnering with Community Law, to bring a housing attorney to our office to do 30-minute consultations. If you have questions about your housing and just need to be pointed in the right direction, whether you have a case or not and you're one of our constituents, then please feel free. You can come talk to me after the meeting about this. I also have all our information about how you can sign up. It'll be every other Wednesday starting tomorrow at our office, and you have to sign up beforehand. We're also having Astoria houses satellite office hours, as was just discussed as well as our Citizenship Now attorney will be in our office on February 24th for immigration consultations. Participatory budgeting - keep staying tuned for that - we're in the process of having our civic assembly. In terms of legislative updates - we just had a hearing on our gender pay equity bill, which requires large employers to provide data on pay disparities within the workforce, so stay tuned for updates on that. We're also introducing a bill this week to require DSS to supply receipts for applicants for social service programs, because we know that a lot of the time people just keep submitting documents and documents they have no receipts that they've gotten them and then they have to start the application process all over. So this is a really cool bill being introduced based on something we've noticed from our constituents in Astoria. So I'm really excited about a lot of those updates and yeah feel free to come talk to me afterwards if you have any questions.

Javier Figaroa from District Attorney Katz's Office: There are a couple of new cases of interest in the newsletter if anyone wants to take a look. Just an update from last month, the DA participated in numerous toy drives. We gave away over 4,000 toys to children and families across Queens to get back to the community. If anyone needs me for any reason, I'm here, every single meeting and thank you so much Happy New Year everyone as well.

Claire Collins, Queens Borough President Richard's Office: Community Board applications are open and the application window is going to close on February 14th. So if you're up for reapplication, please get that done. The applications are on QUEENSBP.NYC.GOV I left flyers there. You can give them to your friends. They have the QR code for the application. If you need a paper application call our office, but we really prefer the online ones. If you're not sure about your status, you can reach out to me or the director of Community Boards Michael Carlier. His email is MCarlier@queensbp.nyc.gov. Once your application is submitted our office is going to reach out to you. I'll reach out to you for a phone interview but you have to schedule it so make sure to check your email once you submit the application. If it's a new application. Reapplicants don't have to interview. The appointments are going to be made in late March. Events, Thursday January 23rd we're hosting a stalking prevention and intervention training from 12pm to 4:00 p.m. at Queens Borough Hall. On Thursday January 30th is our Lunar New Year celebration, which is also at Queens Borough Hall. You can RSVP at QUEENSBP.NYC.GOV.

Motion to adjourn, Jean Marie D'Alleva. Second: Juliet Payabyab. No Discussion. Motion carries.



27-09 40th Avenue

Zoning Certification for a FRESH Food Store

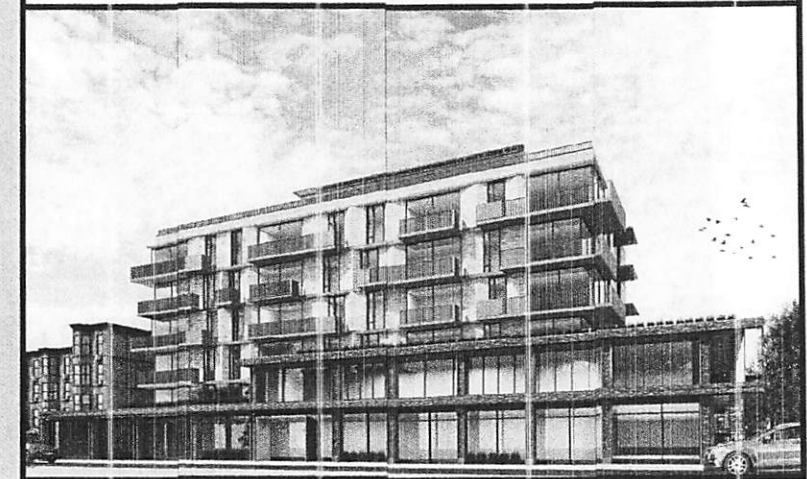
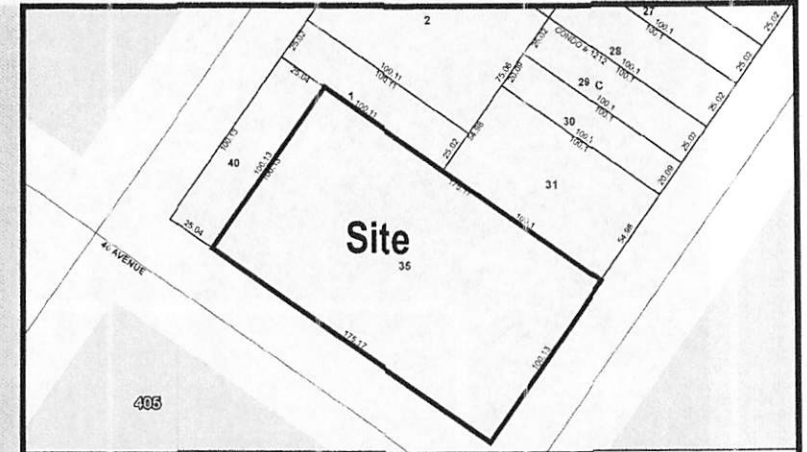
May 2024

Existing Conditions

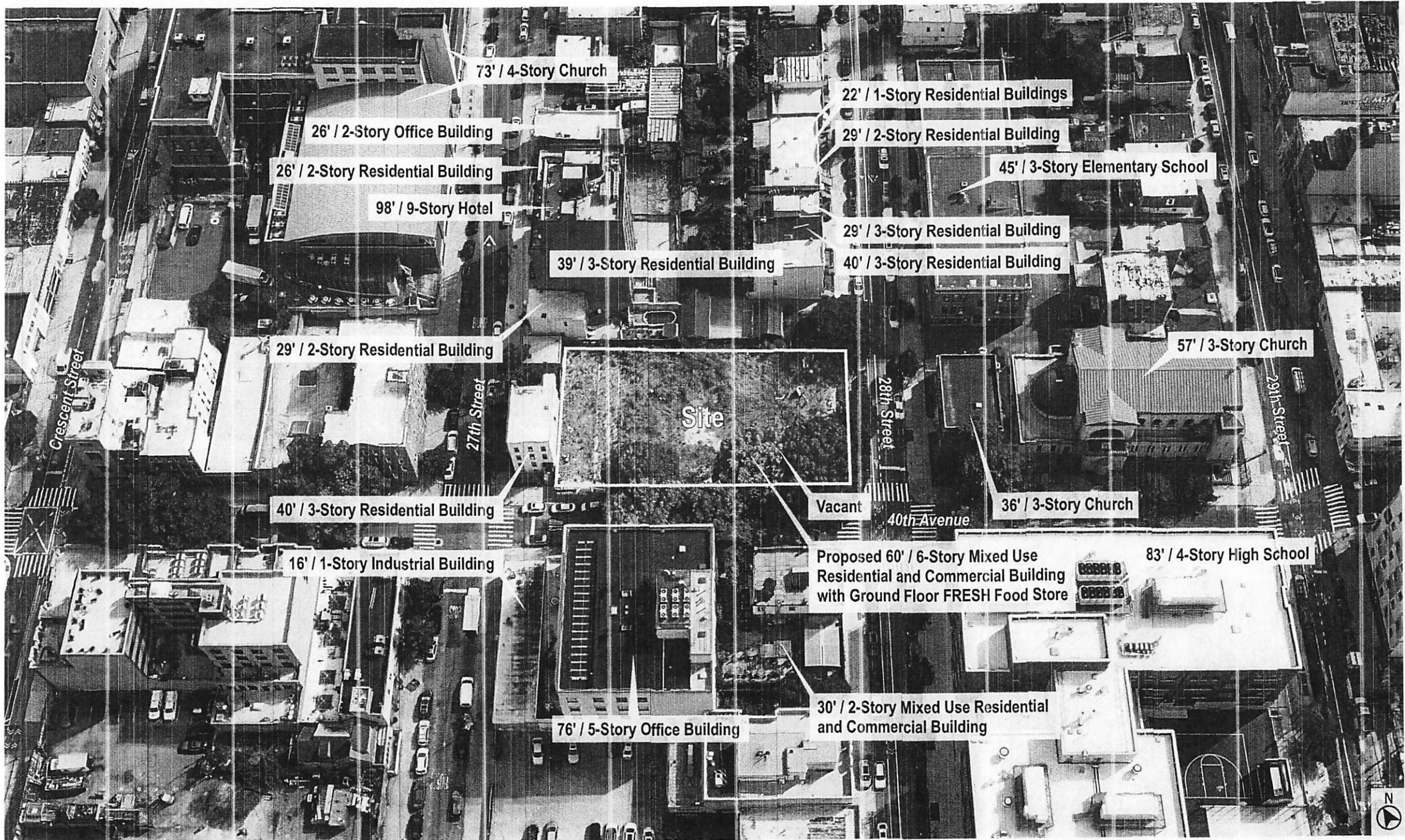
- **Development Site:** Block 397, Lot 35
- **Total Lot Area:** 9,999 sf
- **Existing Uses:** Vacant
- **Existing Zoning:** M1-2/R5D (LIC)
- **Maximum Permitted FAR:** 2.0 (Manufacturing) / 2.0 (Residential)
- **Neighborhood:** Long Island City
- **Community District:** Queens Community District 1
- **City Council District:** 26 - Julie Won

Proposed Development








- **6-Story/60 ft mixed use residential, commercial and light manufacturing building**
 - **FRESH food store on first floor**
- **52,193 sf of total floor area (2.98 FAR)**
 - **35,022 sf of residential floor area (2.0 FAR)**
 - **12,083 sf of FRESH food store floor area (0.69 FAR)**
 - **5,086 sf of light manufacturing floor area (0.29 FAR)**
- **46 total dwelling units**
- **113 total parking spaces**
 - 58 residential parking spaces
 - 55 manufacturing parking spaces

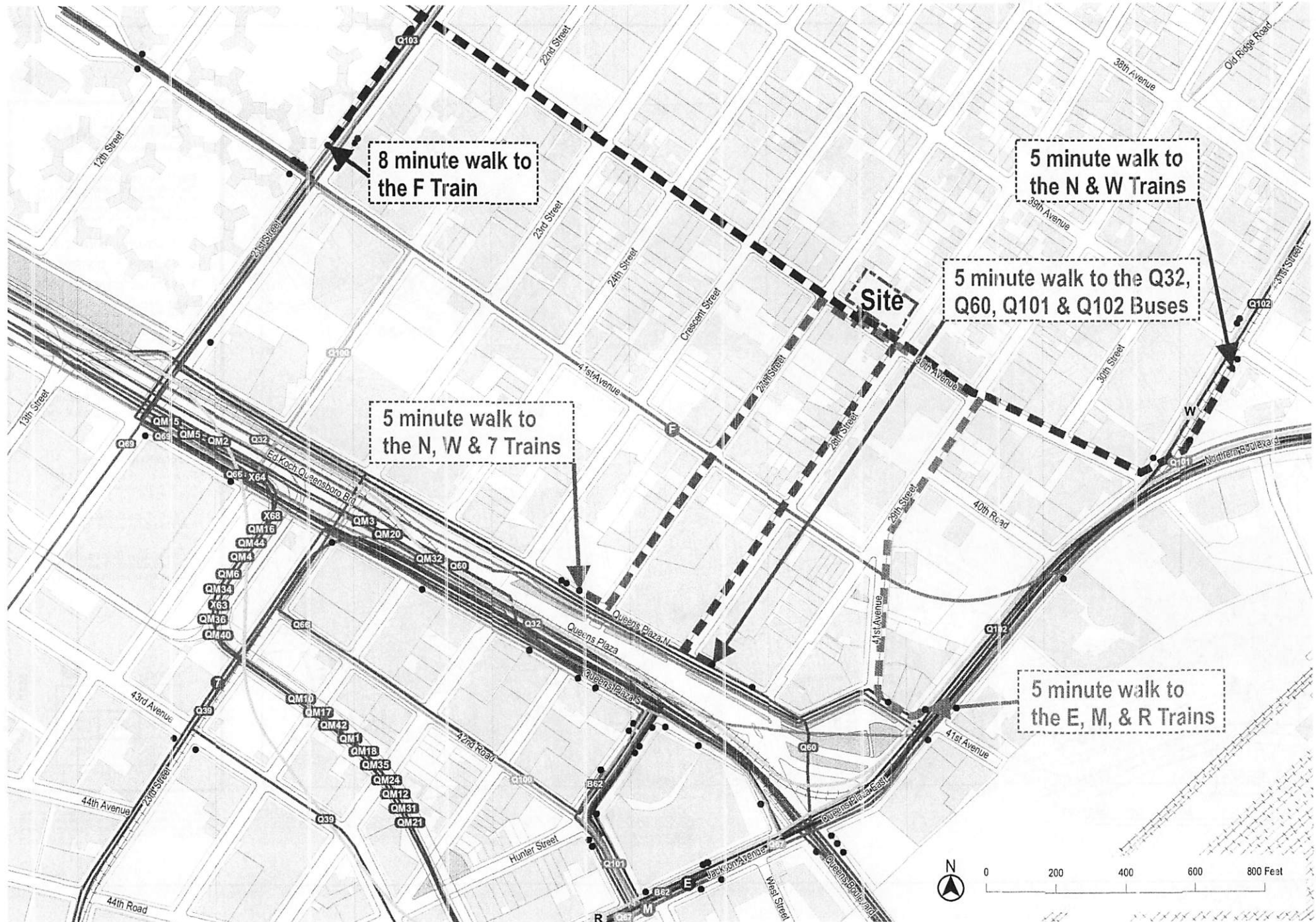


27-09 40th Avenue, Queens
Bird's Eye Aerial Photo (Surrounding Uses)





27-09 40th Avenue, Queens
Nearby Transit Map

- Transit**
-  Subway Route
 -  Subway Entrances
 -  Bus Route
 -  Bus Stop Location
 -  Express Bus Stop
 -  LIRR
 -  LIRR Entrances













27-09 40th Avenue, Queens
 Area Zoning & Land Use Map

Zoning

-  Zoning Districts
-  Special Purpose Districts

Commercial Overlays

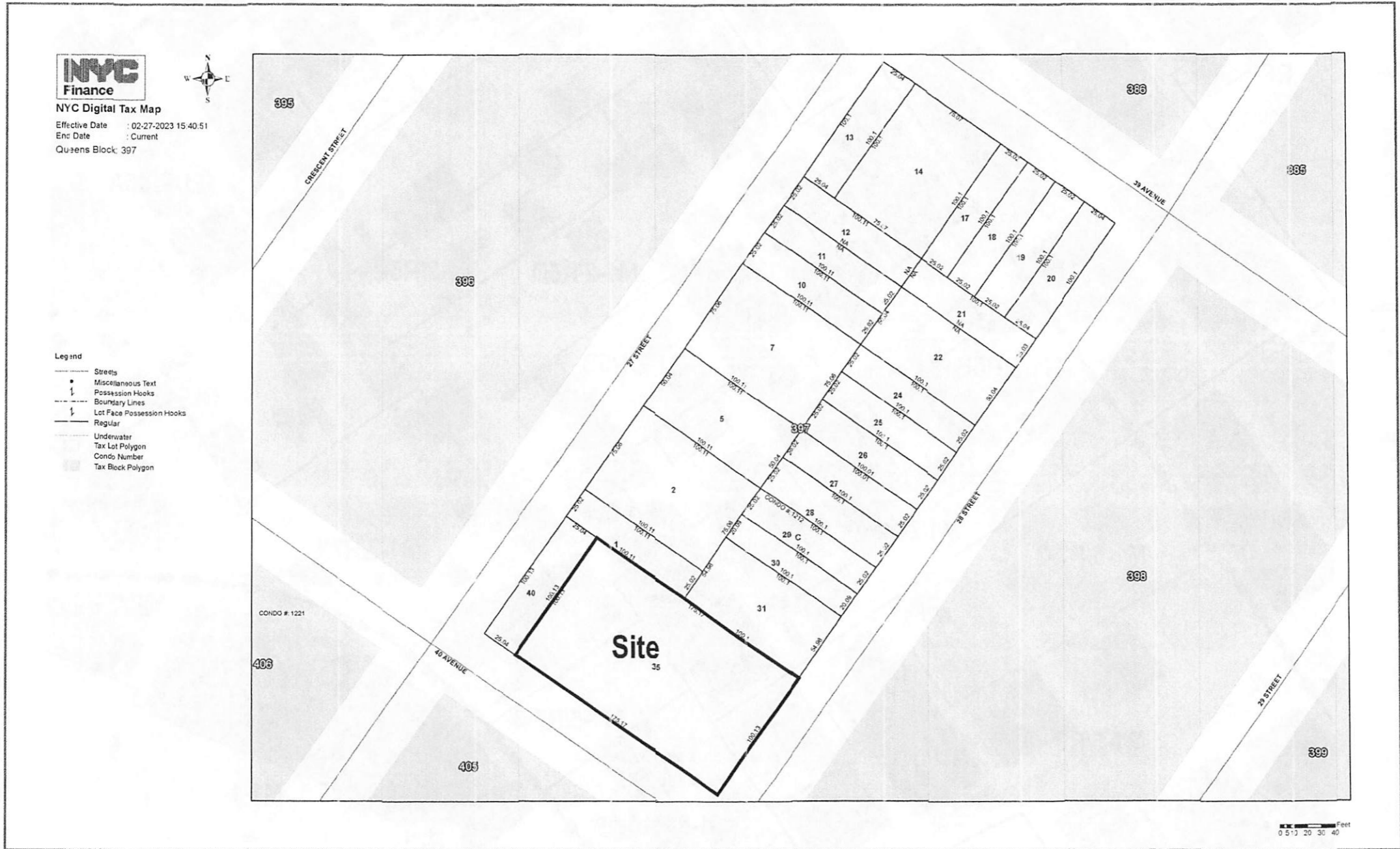
- | | |
|--|--|
|  C1-1 |  C2-1 |
|  C1-2 |  C2-2 |
|  C1-3 |  C2-3 |
|  C1-4 |  C2-4 |
|  C1-5 |  C2-5 |

Land Use

-  1 & 2 Family Residential
-  Multi-Family Residential (Walkup)
-  Multi-Family Residential (Elevator)
-  Mixed Residential & Commercial
-  Commercial
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities & Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land



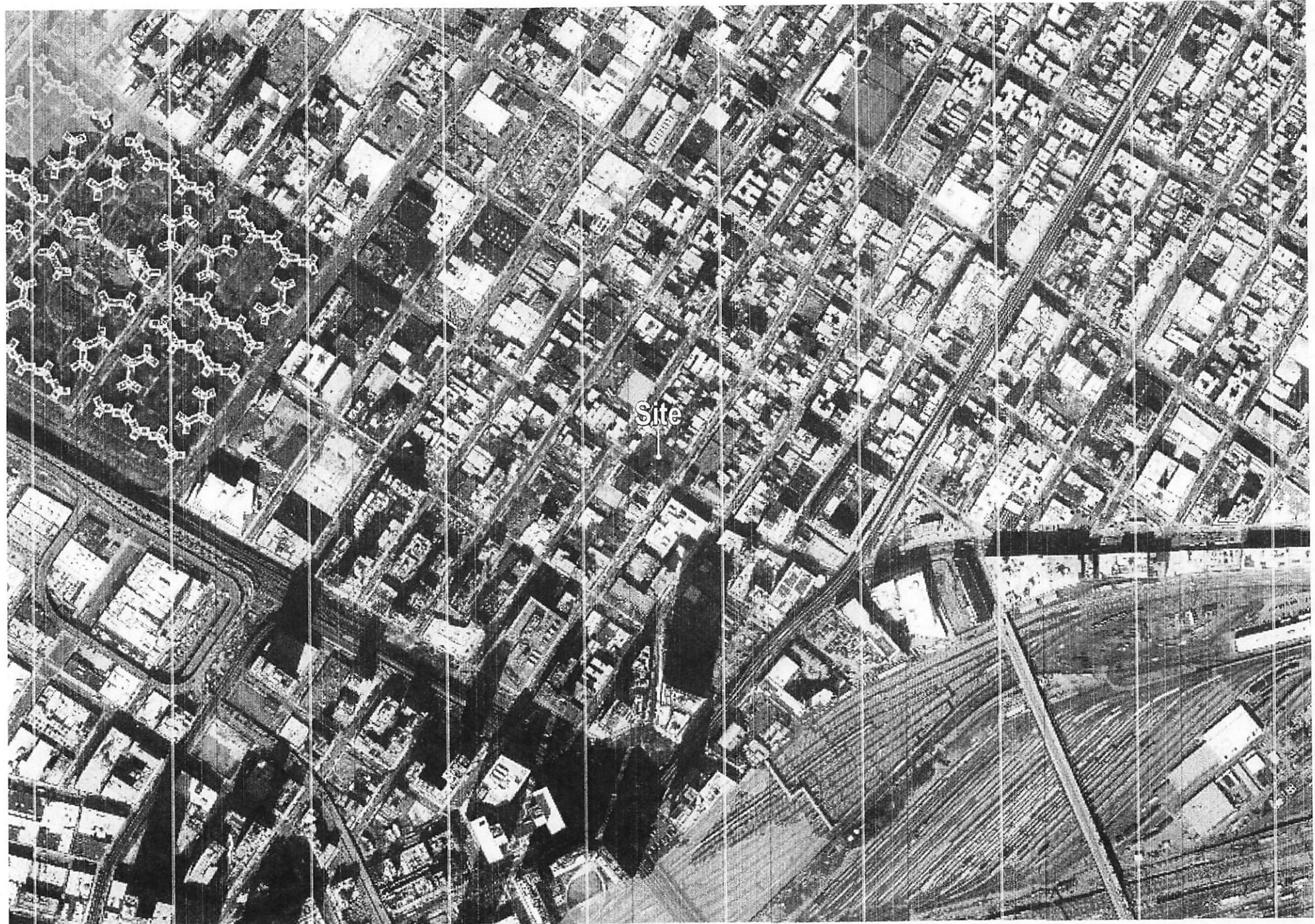
27-09 40th Avenue, Queens
Tax Map



27-09 40th Avenue, Queens
Flood Rate Insurance Map

Preliminary Flood
Insurance Rate Maps 2015

- V Zone
- A Zone
- Shaded X Zone

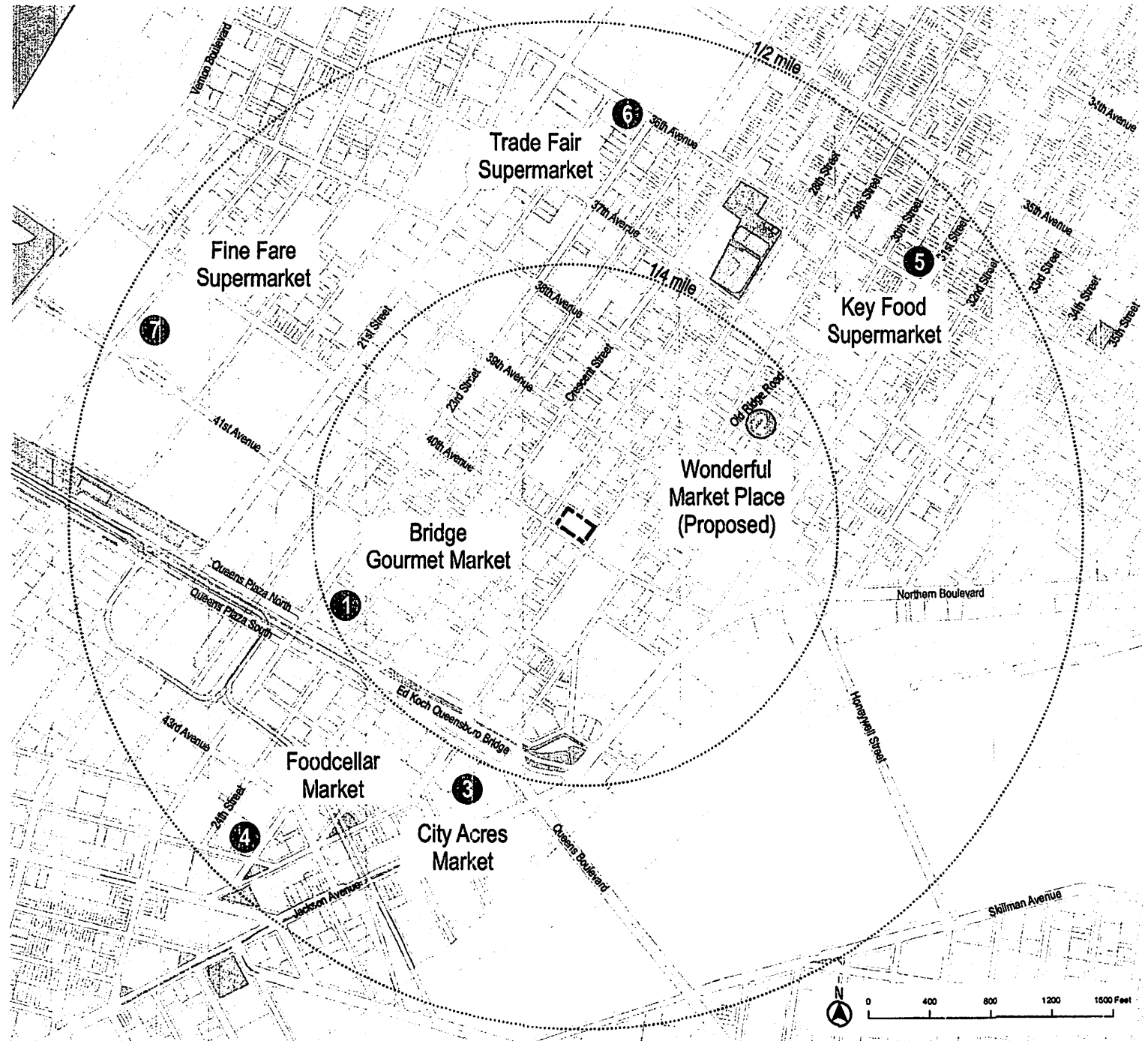


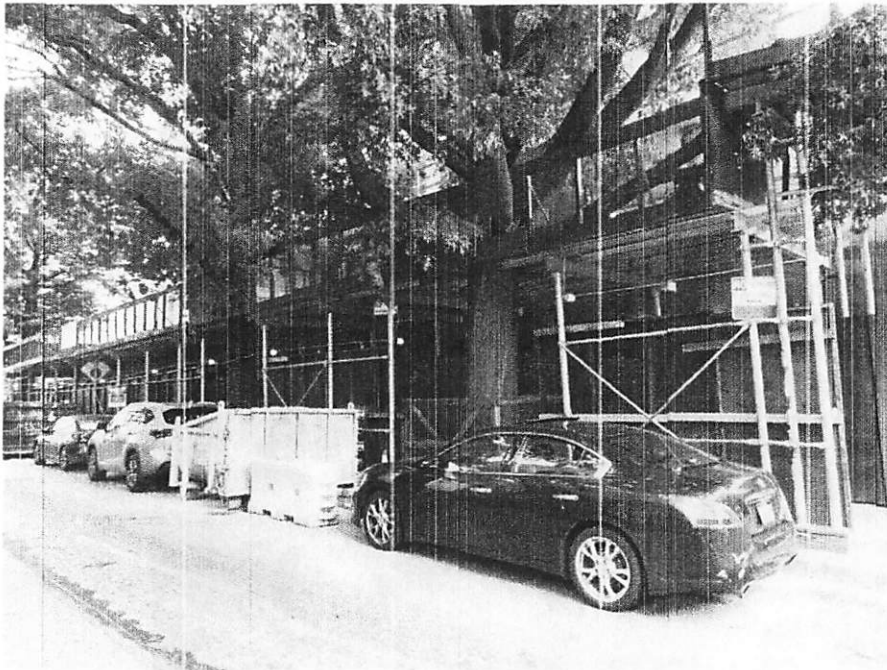
27-09 40th Avenue, Queens

Nearby Supermarkets

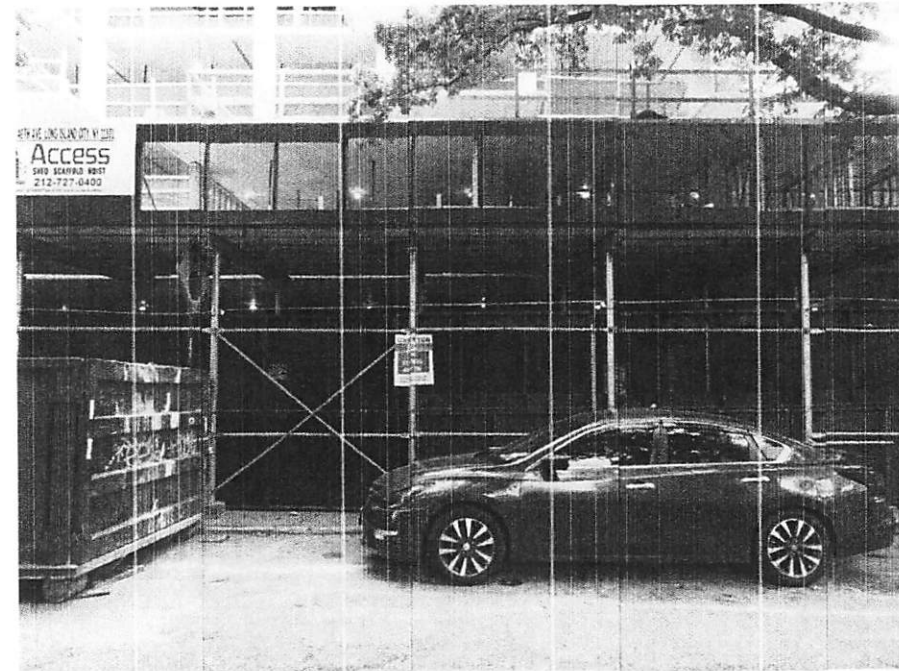
There are **only six** existing supermarkets within 1/2 mile of the Site and **no FRESH** supermarkets. There is **only one** existing supermarket within 1/4 mile of the Site.

- ① **Bridge Gourmet Market**
23-01 Queens Plaza North 24th Street
Corner 36th Avenue (0.3 miles from the Site)
- ② **Wonderful Market Place (Proposed)**
37-42 30th Street (0.4 miles from the Site)
- ③ **City Acres Market**
29-18 Queens Plaza South (0.4 miles from the Site)
- ④ **Foodcellar Market**
43-18 Crescent Street (0.5 miles from the Site)
- ⑤ **Key Food Supermarket**
30-13 36th Avenue (0.6 miles from the Site)
- ⑥ **Trade Fair Supermarket**
22-20 36th Avenue (0.6 miles from the Site)
- ⑦ **Fine Fare Supermarket**
10-07 41st Avenue (0.6 miles from the Site)





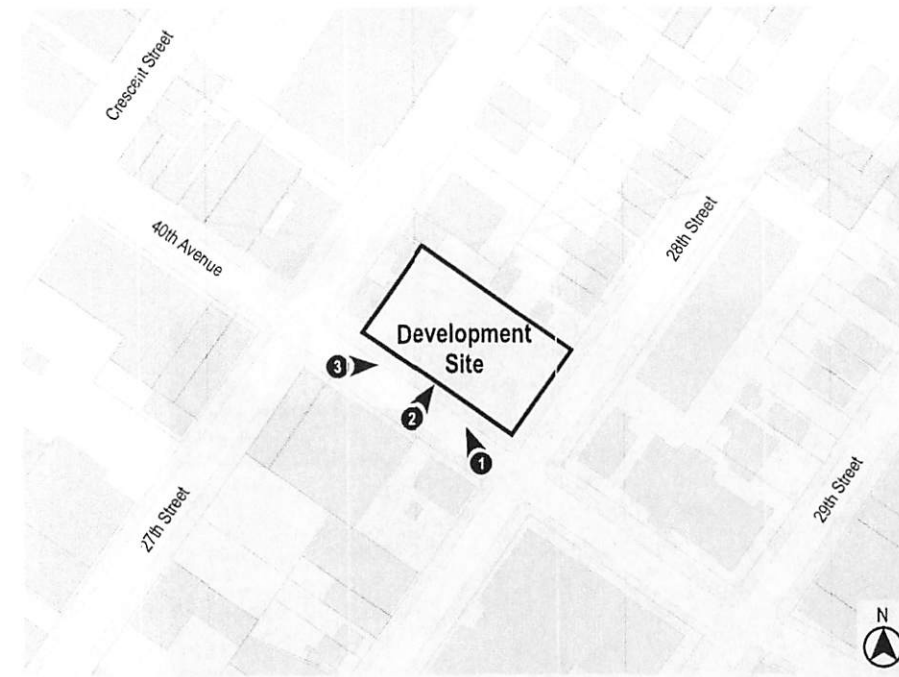
1. View of the Development Site facing northwest from 40th Avenue.



2. View of the Development Site facing northeast from 40th Avenue.

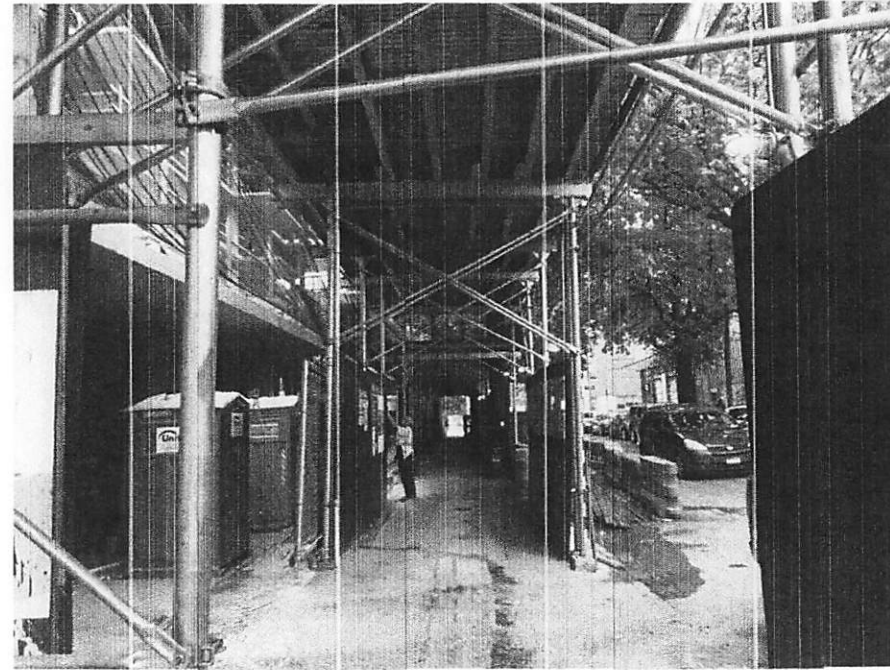


3. View of the Development Site facing east from 40th Avenue.





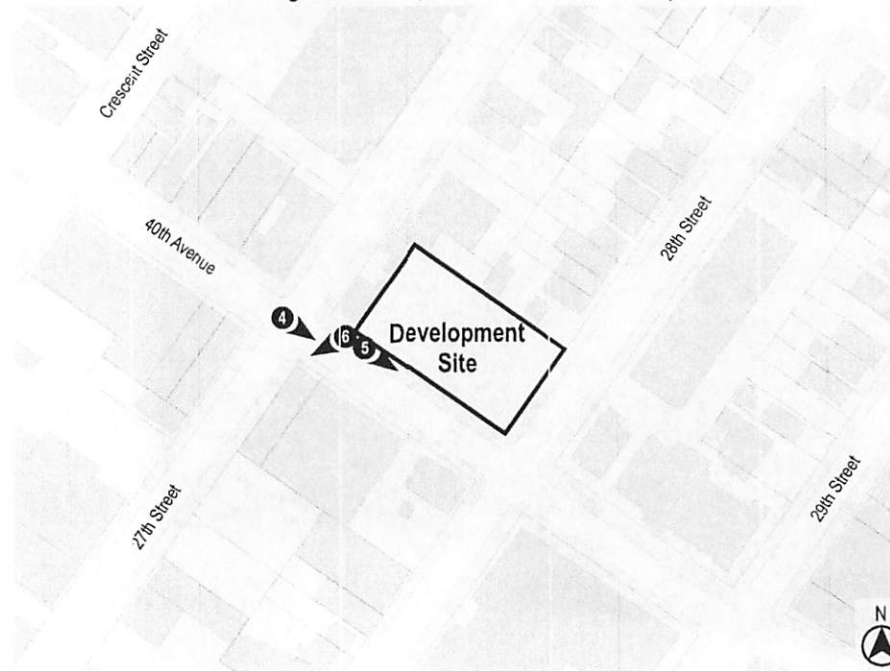
4. View of 40th Avenue facing southeast from 27th Street (Development Site at left).

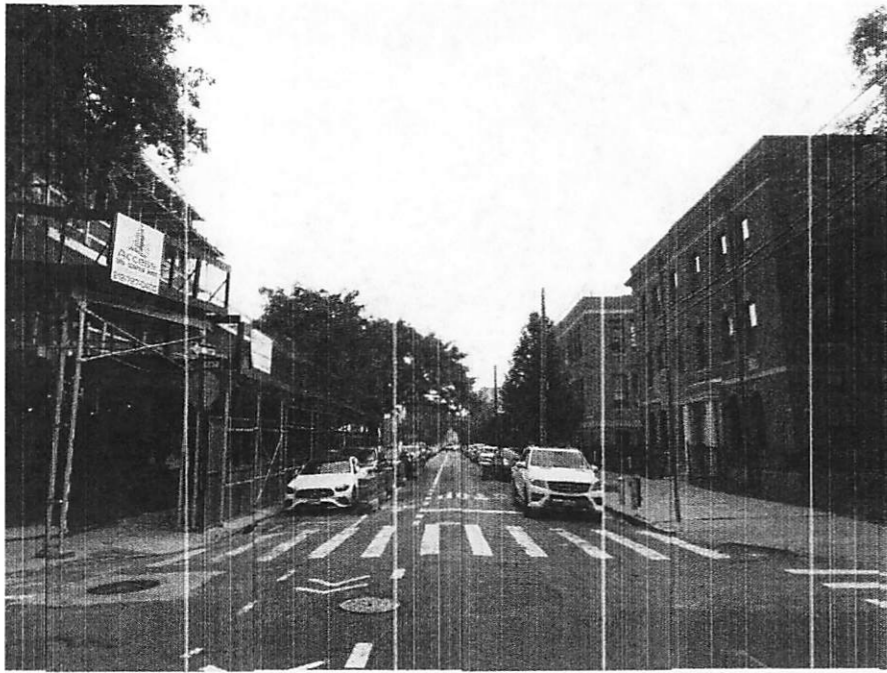


5. View of the sidewalk along the northeast side of 40th Avenue facing southeast (Development Site at left).

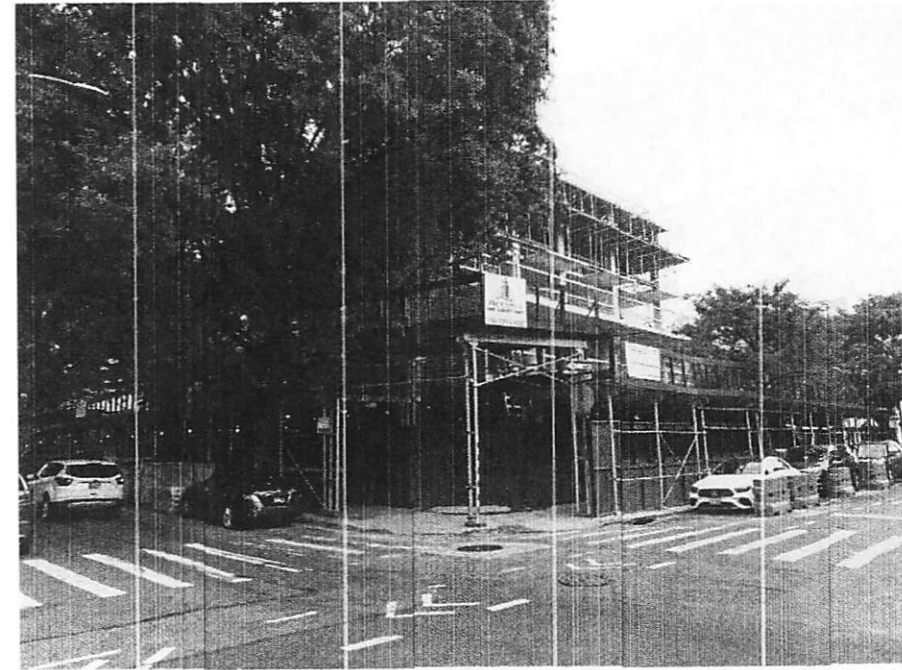


6. View of the southwest side of 40th Avenue facing southwest from the Development Site.





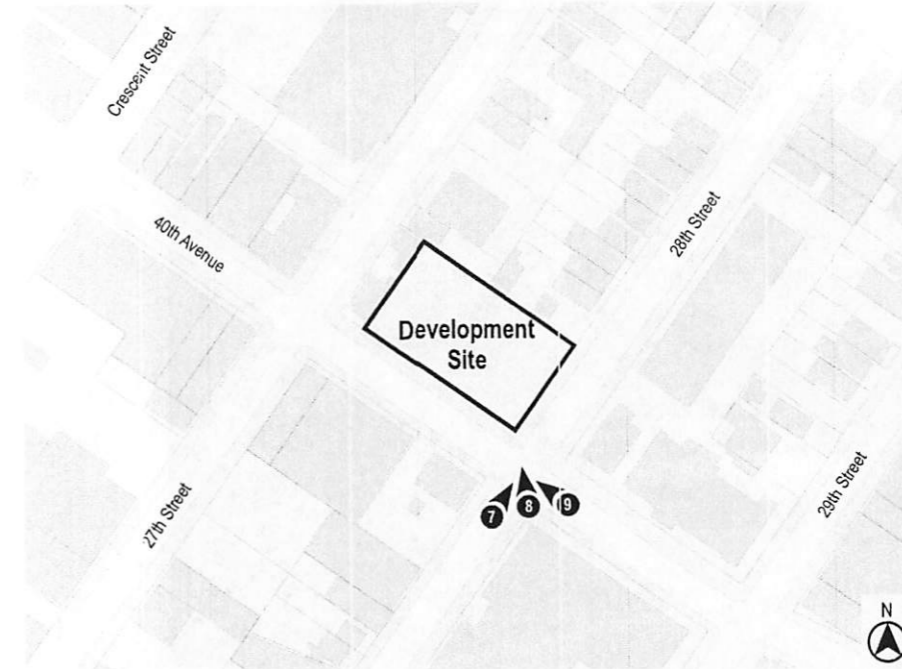
7. View of 28th Street facing northeast from 40th Avenue (Development Site at left).



8. View of the Development Site facing north from the intersection of 40th Avenue and 28th Street.

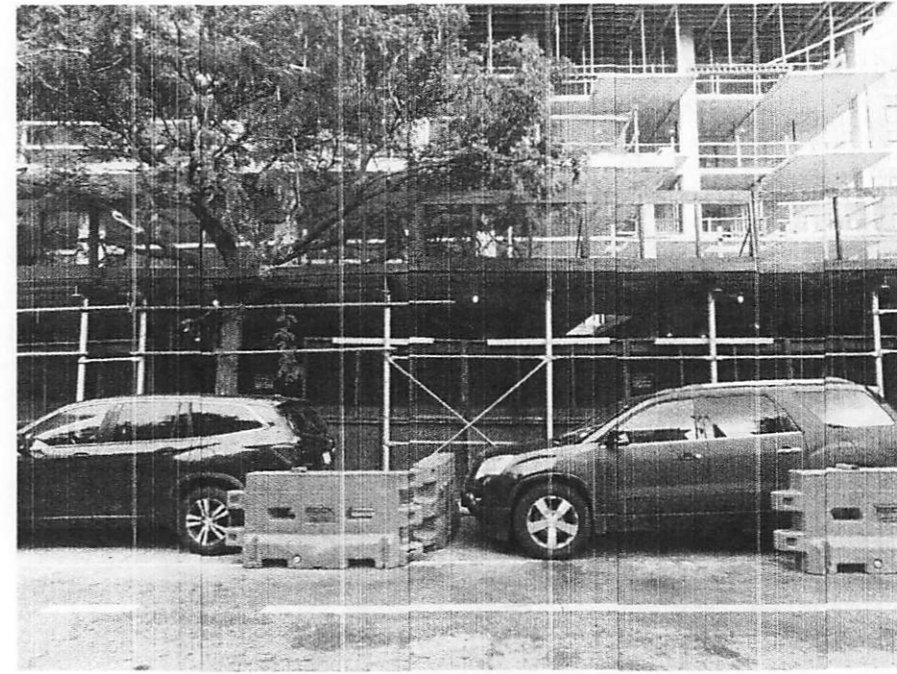


9. View of 40th Avenue facing northwest from 28th Street (Site at right).

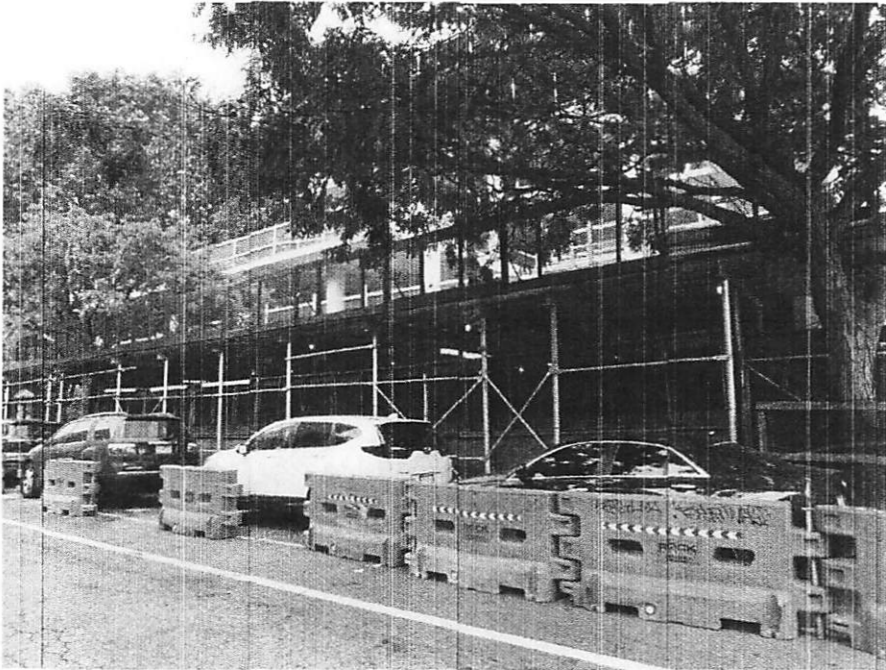




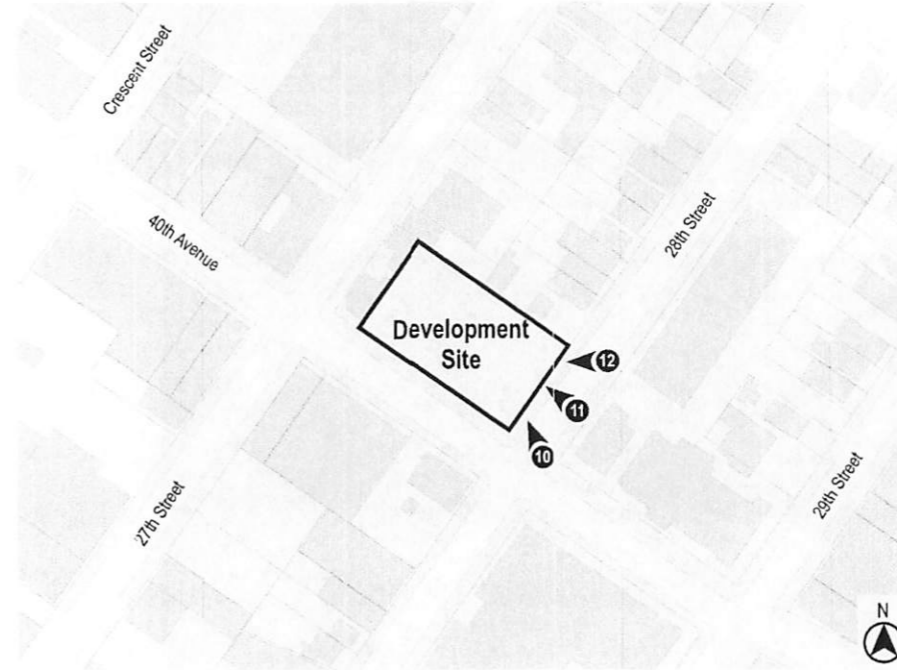
10. View of the Development Site facing north from 28th Street.



11. View of the Development Site facing northwest from 28th Street.

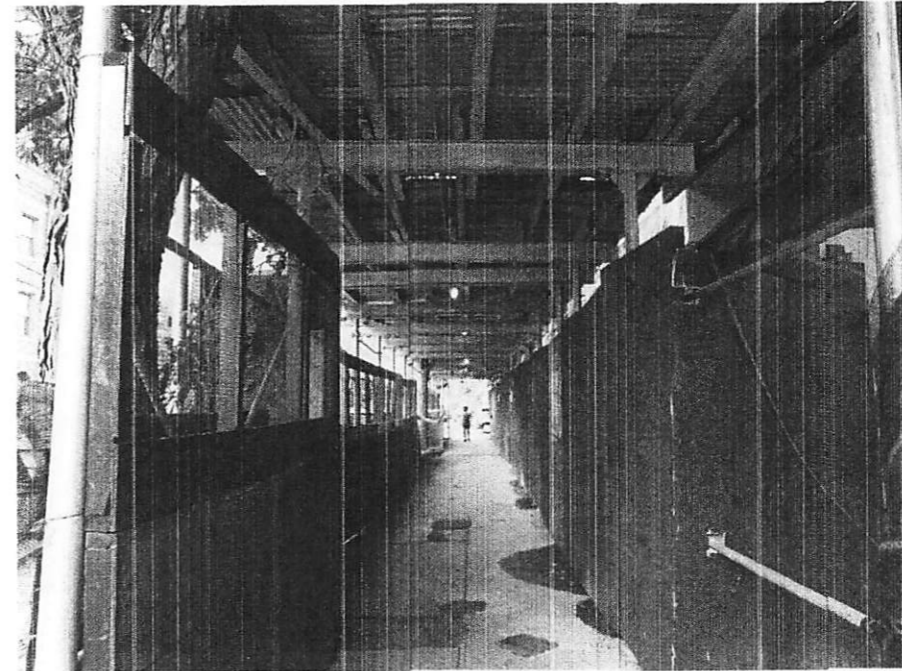


12. View of the Development Site facing west from 28th Street.





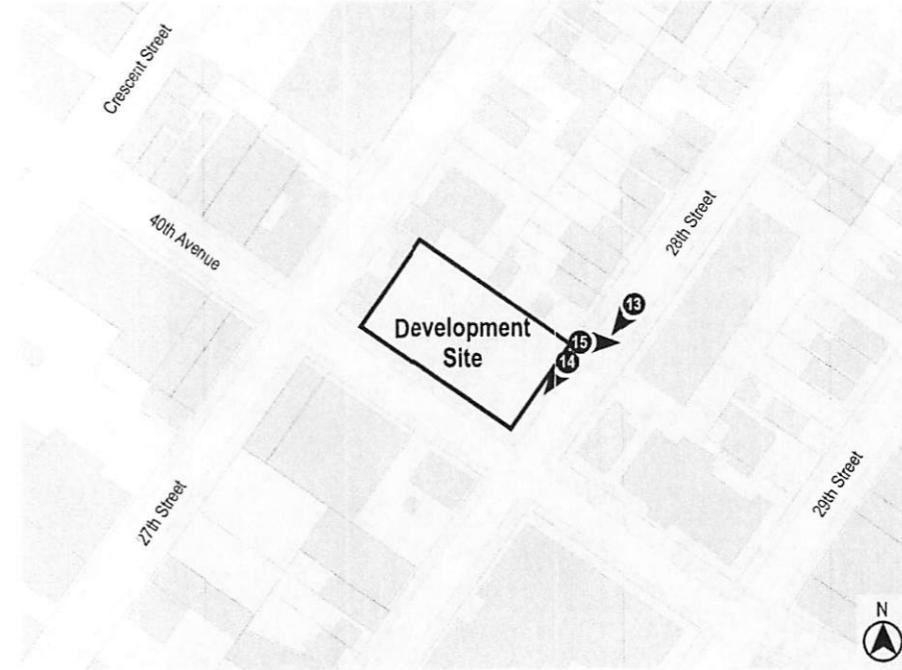
13. View of 28th Street facing southwest (Development Site at left).

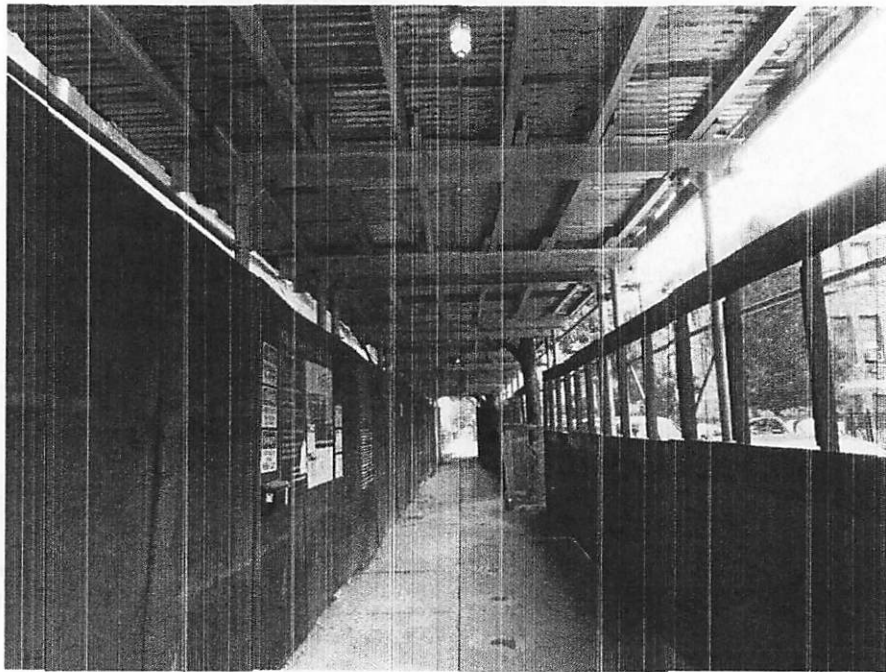


14. View of the sidewalk along the northwest side of 28th Street facing southwest (Development Site at right).



15. View of the southeast side of 28th Street facing east from the Development Site.

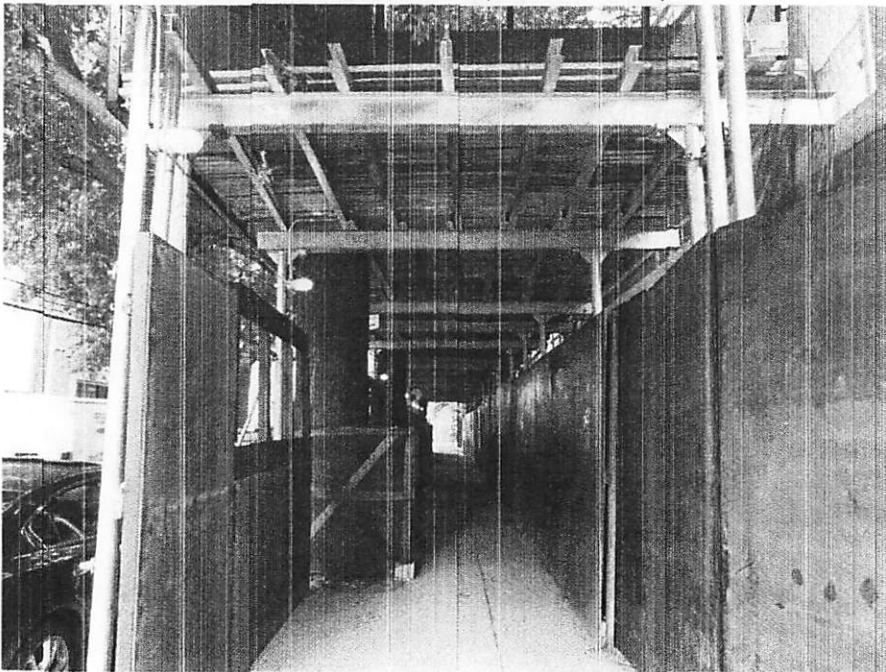




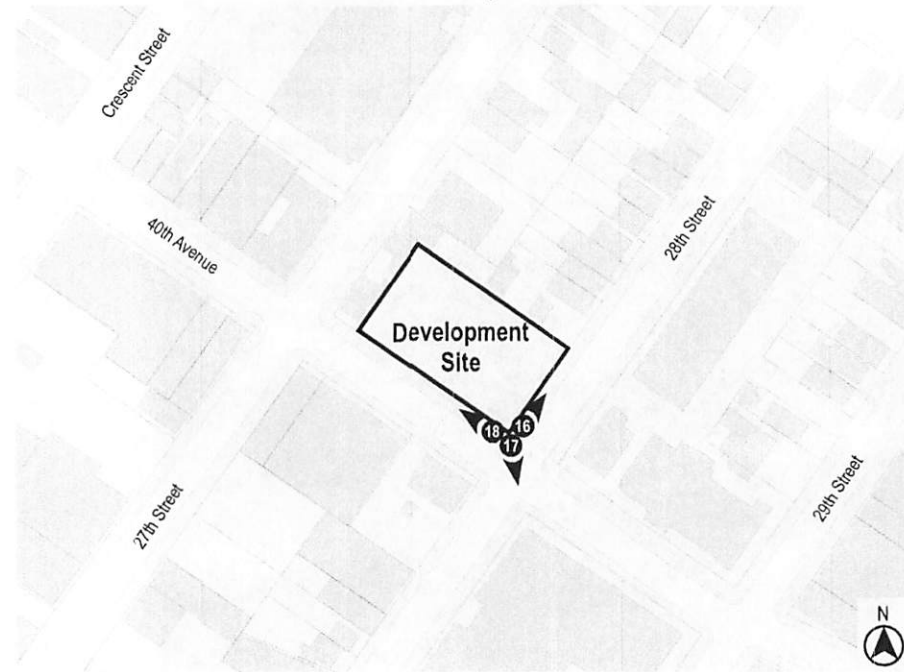
16. View of the sidewalk along the northwest side of 28th Street facing northeast from 40th Avenue (Development Site at left).



17. View of the intersection of 40th Avenue and 28th Street facing south from the Development Site.



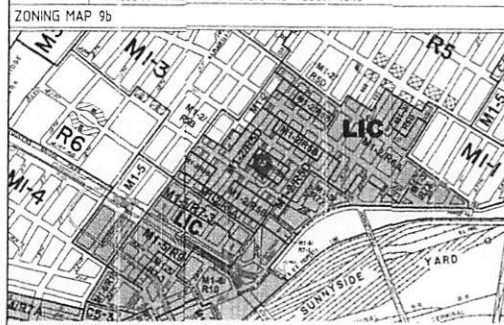
18. View of the sidewalk along the northeast side of 40th Avenue facing northwest from 28th Street (Development Site at right).



Building Plans

ZONING ANALYSIS

ADDRESS	27-09 40TH AVE. LONG ISLAND CITY, NY 11101
BLOCK	397
LOT AREA	1752.7 X 100.13 = 175,278.71 SQ. FT. REFER TO SITE PLAN ON Z-100.00
STREET TYPE	40TH AVE & 28TH ST ARE NARROW STREETS - REFER TO SITE PLAN ON Z-100.00
DISTRICT	M1-2/RSD DUTCH KILL SUBDISTRICT IN SPECIAL L.I.C. MIXED USE DISTRICT
CONST. CLASS	TYPE I B (2HR)
APPLICABILITY	ARTICLE XI - SPECIAL PURPOSE DISTRICTS CHAPTER 1 SPECIAL L.I.C. DISTRICT ARTICLE XII - SPECIAL PURPOSE DISTRICTS CHAPTER 2 ARTICLE II - RESIDENTIAL DISTRICT REGULATIONS ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS



PERMITTED USES

SEC.	USE	PERMITTED/REQUIRED	PROVIDE/COMPLIANCE
ZR22-00	USE GROUP 7	RESIDENTIAL	YES
ZR22-02	2A RESIDENTIAL USES		
ZR22-03	2B ACCESSORY USES		
ZR117-83(1)	USE GROUP 1	LIGHT MANUFACTURING	YES
ZR123-22	10A, 10A, 15D, 17A, 17B		

PERMITTED BULK M1-2/RSD

SEC.	BULK REGULATIONS	PERMITTED/REQUIRED	PROVIDE/COMPLIANCE
ZR24-11	COMM. FACILITIES 2.0 FAR	117,542.70 SF ± 2.01 = 15,065.56 SF	NONE
ZR23-142	RESIDENTIAL RSD 2.0 FAR	117,542.70 SF ± 2.01 = 15,065.56 SF	35,022.70 SF SEE Z101, Z102
ZR43-23	MANUFACTURING 2.0 FAR	117,542.70 SF ± 2.01 = 15,065.56 SF	5,088.83 SF SEE Z101, Z102
ZR52-21	FRESH ZONE WHERE A FRESH FOOD STORE IS PROVIDED ON A ZONING LOT, THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT SHALL BE INCREASED BY ONE 50 SARE FOOT FOR EACH SQUARE FOOT OF FRESH FOOD STORE AREA PROVIDED UP TO 10,000 SQUARE FEET	20,000 SF	10,089.79 SF SEE Z101, Z102
ZR117-83(1)	M1-2/RSD INCREASE WITH THE SUPERMARKET BONUS	17,542.70 SF ± 2.01 = 2,065.16 SF ± 57,428.14 SQ. FT.	35,022.70 SF ± 10,081.70 SF ± 1,088.83 SF ± 12,193.32 SQ. FT. SEE Z101, Z102
ZR23-17	MAX BUILDING	3.0 FAR	REG 20,988.9 SF ± 1.91 FRESH 12,081.79 SF ± 0.69 MANF. 5,088.83 SF ± 0.25 ADDITIVE AREA 12,813.79 SF ± 0.55 TOTAL ± 52,193.32 SF ± 2.98

QUALITY HOUSING PROGRAM

ZR24-17	REFUSE STORAGE AND DISPOSAL	IN RSD THROUGH R10 DISTRICTS WITH 8 OR MORE DWELLING UNITS, A REFUSE DISPOSAL ROOM OF NOT LESS THAN TWELVE SQUARE FEET WITH NO DIMENSION LESS THAN 3 FEET SHALL BE PROVIDED ON EACH STORY. 1/2 OF SUCH REFUSE STORAGE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.
ZR24-23	PLANTING AREAS	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING SHALL BE PLANTED, EXCEPT AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, OR ADJACENT TO COMMERCIAL USES FRONTING ON THE STREET.

SPECIAL INSPECTIONS ITEMS - TR1

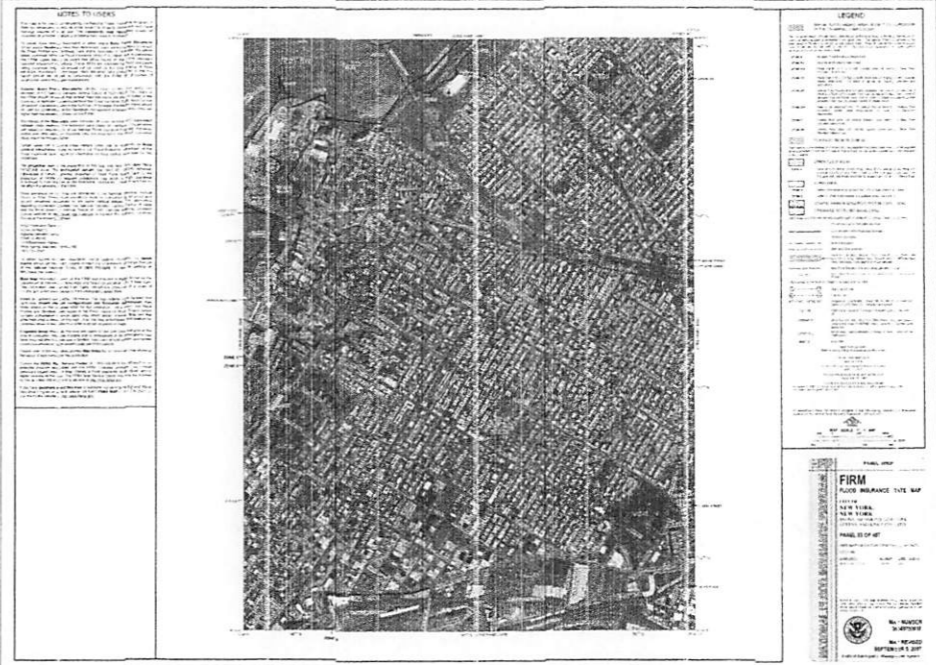
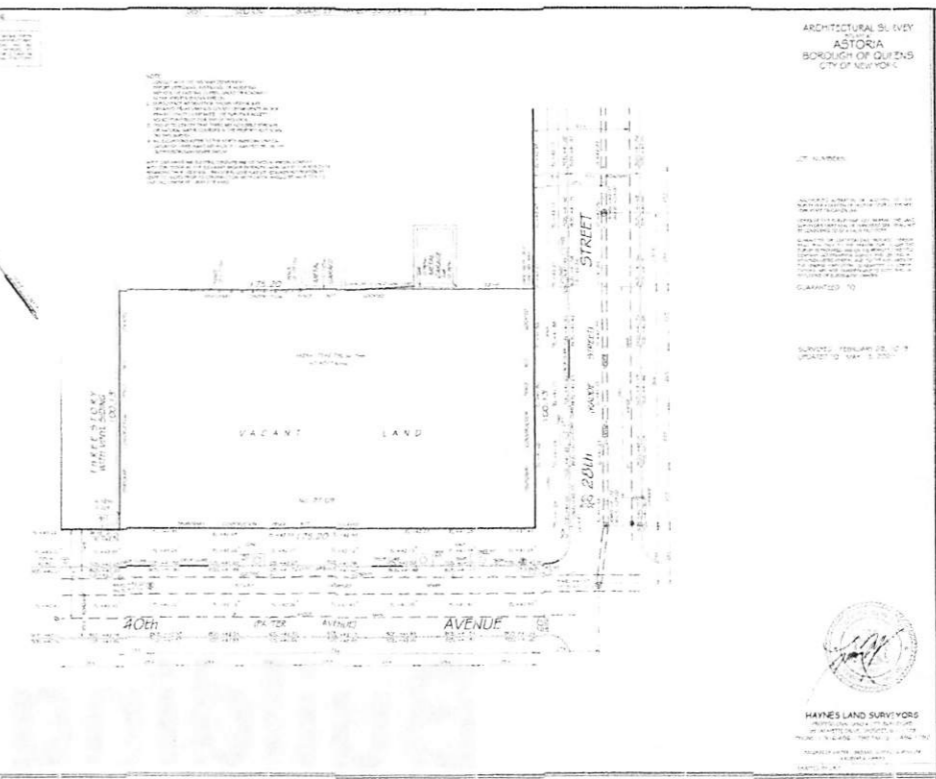
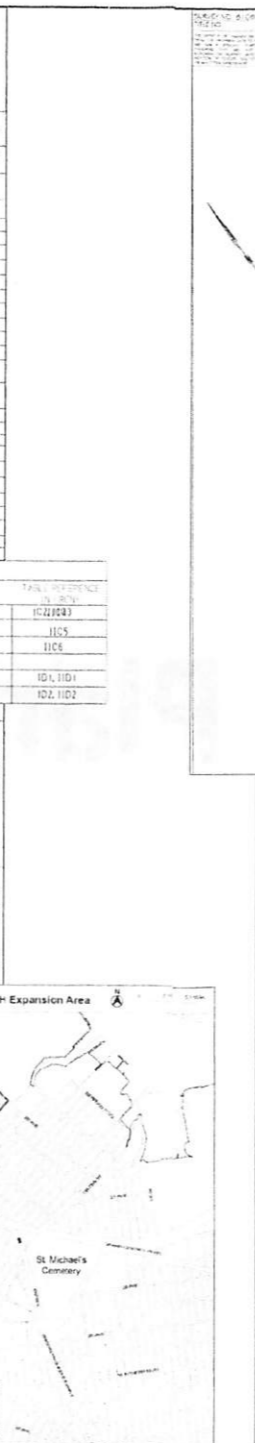
CONCRETE - CAST IN PLACE	BC 1704.2
MASONRY	BC 1704.3
SUBGRADE INSPECTIONS	BC 1704.4
SUBSURFACE INVESTIGATIONS (BORING/TEST PITS)	BC 1704.4.1
WALL PANELS, CURTAIN WALL AND VENEERS	BC 1704.4.2
SPRAYED FIRE-RESISTANT MATERIAL	BC 1704.4.3
EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS)	BC 1704.4.4
MICHAICAL SYSTEMS	BC 1704.4.5
EXCAVATIONS - SHEETING, SHORING, AND BRACING	BC 1704.4.6
UNDERPINNING	BC 1704.4.7
SOIL PERCOLATION TEST - PRIVATE ON SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES	BC 1704.4.8
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION	BC 1704.4.9
SHRINKER SYSTEMS	BC 1704.4.10
STANDPIPE SYSTEMS	BC 1704.4.11
HEATING SYSTEMS	BC 1704.4.12
FIRE-RESISTANCE PENETRATIONS AND JOINTS	BC 1704.4.13
CONCRETE DESIGN MIX	BC 1905.2
CONCRETE SAMPLING AND TESTING	BC 1905.3
PRELIMINARY FOOTING AND FOUNDATION	BC 1905.4
LOWEST FLOOR ELEVATIONS	BC 1905.5
ENERGY CODE COMPLIANCE INSPECTIONS	BC 1905.6
FIRE-RESISTANCE RATED CONSTRUCTION	BC 1905.7

ENERGY CODE PROGRESS INSPECTIONS - TR8

PROTECT INSULATION	INSULATION PLACEMENT AND R VALUES	INTERIOR LIGHTING POWER	TAIL REFERENCE
182.11A2	182.11A2	182.11A2	102.11D3
182.11A3	182.11A3	182.11A3	102.11D3
182.11A4	182.11A4	182.11A4	102.11D3
182.11A5	182.11A5	182.11A5	102.11D3
182.11A6	182.11A6	182.11A6	102.11D3

ENERGY COMPLIANCE

VESTIBULES	11A3	TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2015 NYC EFC BY APPLICATION OF LASHRAEI 30 - 2015 AS MODIFIED BY APPENDIX CA.
SHUTOFF DAMPERS	11A3	
HYAC INSULATION AND SEALING	11A3	
HYAC AND SERVICE WATER HEATING EQUIPMENT	11A3	
HYAC AND SERVICE WATER HEATING SYSTEM CONTROLS	11A3	
DUCT LEAKAGE TESTING	11A3	
ELECTRICAL ENERGY CONSUMPTION	11A3	
LIGHTING IN DWELLING UNITS	11A3	



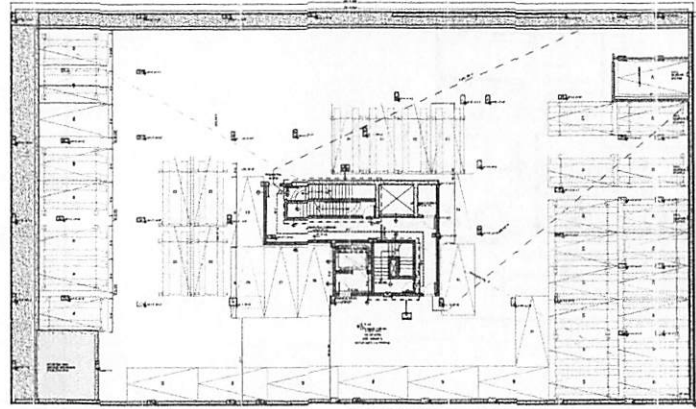
H C N

ARCHITECTS
ARCHITECTS & PLANNERS
HCN DESIGN & CONSULTING INC.
38-03 DUMAS BLVD
ASTORIA - NY 11005
Office 718-204-2765
hcn@aiaa.com
http://www.hcnarchitects.com

DATE: 9/26/24
DRAWING BY: CD
CHECKED BY: H. NIKAEI
DOWN BY: H. NIKAEI

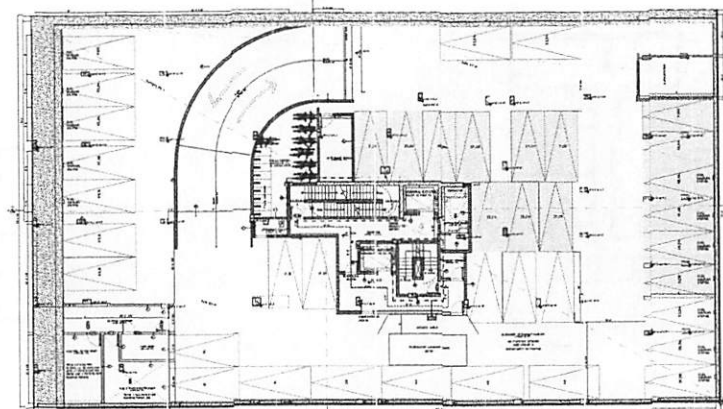
FZ-100.00

FILENAME: 27-09 40TH AVE



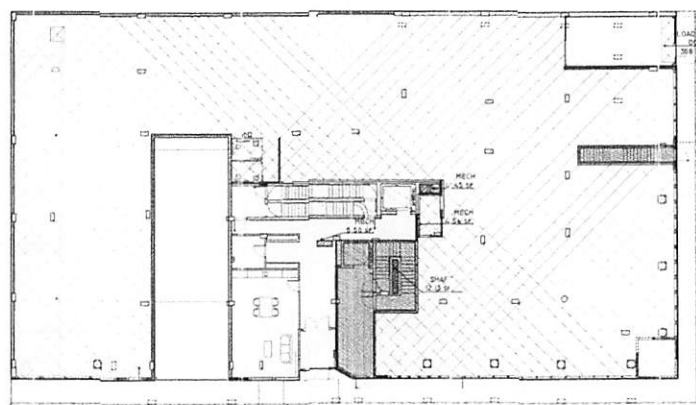
SUB-CELLAR

FIRST FLOOR - RESIDENTIAL	FIRST FLOOR - CONTRACTOR ESTABLISHMENT IN	FIRST FLOOR - MECH ROOM
GROSS FLOOR AREA + 19,284.05 SQ. FT.	GROSS FLOOR AREA + 652.47 SQ. FT.	GROSS FLOOR AREA + 2383.72 SQ. FT.
TOTAL ZONING DEDUCTIONS + 19,284.05 SQ. FT.	TOTAL ZONING DEDUCTIONS + 12.13 SQ. FT.	TOTAL ZONING DEDUCTIONS + 0.00 SQ. FT.
NET FLOOR AREA + 0.00 SQ. FT.	NET FLOOR AREA + 640.34 SQ. FT.	NET FLOOR AREA + 12,083.72 SQ. FT.



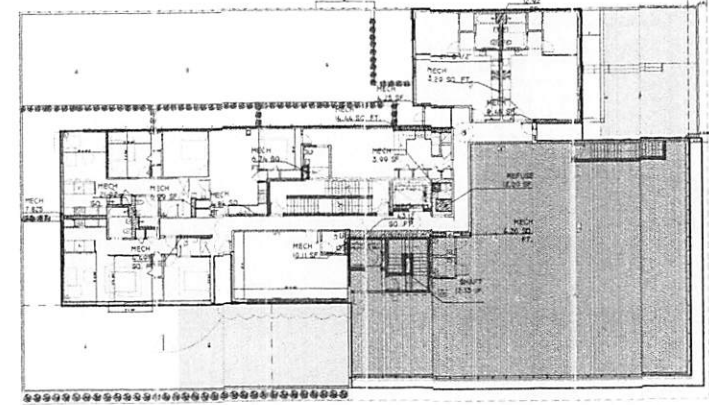
CELLAR

FIRST FLOOR - RESIDENTIAL	FIRST FLOOR - CONTRACTOR ESTABLISHMENT IN	FIRST FLOOR - MECH ROOM
GROSS FLOOR AREA + 19,284.05 SQ. FT.	GROSS FLOOR AREA + 652.47 SQ. FT.	GROSS FLOOR AREA + 2383.72 SQ. FT.
TOTAL ZONING DEDUCTIONS + 19,284.05 SQ. FT.	TOTAL ZONING DEDUCTIONS + 12.13 SQ. FT.	TOTAL ZONING DEDUCTIONS + 0.00 SQ. FT.
NET FLOOR AREA + 0.00 SQ. FT.	NET FLOOR AREA + 640.34 SQ. FT.	NET FLOOR AREA + 12,083.72 SQ. FT.



FIRST FLOOR

FIRST FLOOR - RESIDENTIAL	FIRST FLOOR - CONTRACTOR ESTABLISHMENT IN	FIRST FLOOR - MECH ROOM
GROSS FLOOR AREA + 1754.88 SQ. FT.	GROSS FLOOR AREA + 652.47 SQ. FT.	GROSS FLOOR AREA + 2383.72 SQ. FT.
TOTAL ZONING DEDUCTIONS + 22.44 SQ. FT.	TOTAL ZONING DEDUCTIONS + 12.13 SQ. FT.	TOTAL ZONING DEDUCTIONS + 0.00 SQ. FT.
NET FLOOR AREA + 1732.44 SQ. FT.	NET FLOOR AREA + 640.34 SQ. FT.	NET FLOOR AREA + 12,083.72 SQ. FT.



SECOND FLOOR

SECOND FLOOR - RESIDENTIAL	SECOND FLOOR - CONTRACTOR ESTABLISHMENT IN	SECOND FLOOR - MECH ROOM
GROSS FLOOR AREA + 1388.00 SQ. FT.	GROSS FLOOR AREA + 4,478.61 SQ. FT.	GROSS FLOOR AREA + 12.13 SQ. FT.
TOTAL ZONING DEDUCTIONS + 1,400.13 SQ. FT.	TOTAL ZONING DEDUCTIONS + 12.13 SQ. FT.	TOTAL ZONING DEDUCTIONS + 0.00 SQ. FT.
NET FLOOR AREA + 0.00 SQ. FT.	NET FLOOR AREA + 4,466.48 SQ. FT.	NET FLOOR AREA + 12,083.72 SQ. FT.

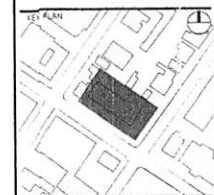
HCN

ARCHITECTS
HARRIET C. NIKAKIS, P.A.
ARCHITECTS & PLANNERS
HCN DESIGN & CONSULTING INC.
36-03 DITMARS BLVD
ASTORIA - NY 11105
OFFICE: 718-204-2765
HARRIET@HCNARCHITECTS.COM
HTTP://WWW.HCNARCHITECTS.COM

© ALL RIGHTS RESERVED
THIS DRAWING IS ONE OF A SERIES AND
WHETHER BY TITLE, CONTAINED HEREIN
CONSTITUTES THE ORIGINAL AND UNREPRODUCIBLE
WORK OF THE ARCHITECT, AND MAY NOT BE COPIED
OR USED WHOLE OR IN PART FOR ANY PURPOSE
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS
AND CONDITIONS AND BE RESPONSIBLE FOR THE
FIT AND QUALITY OF WORK. NO CLAIMS SHALL
BE MADE AGAINST THE ARCHITECT FOR ANY
ERRORS OR OMISSIONS IN THIS PART.

REVISIONS
DATE ISSUE DESCRIPTION
Δ CHANGES TO INT LAYOUT

NOTES
1. SEE PROJECT FILE FOR ALL CITY AND STATE PERMITS.
2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. SEE PROJECT FILE FOR ALL CITY AND STATE PERMITS.

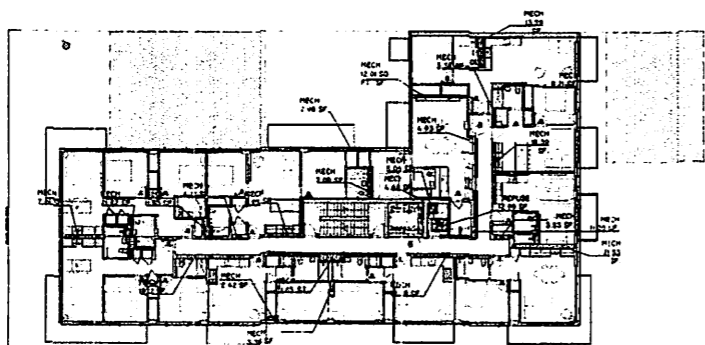


PROJECT FILE
27-09 40TH AVE
LONG ISLAND CITY - NY
11101

ZONING DEDUCTION CALCULATIONS

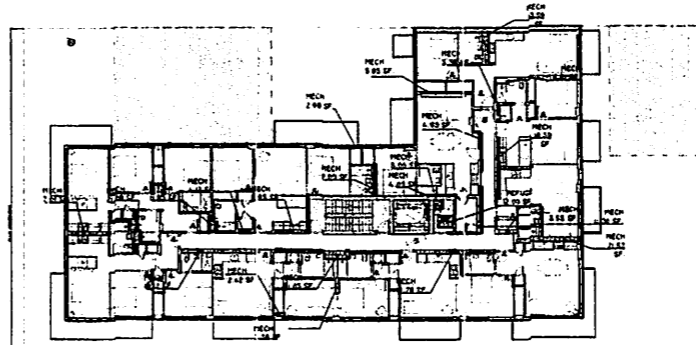


ARCHITECT STAMP
NO. APPLICANT ONLY: 421914539
DATE: 9/26/04
DRAWING BY: C.D.
CHK BY: H. NIKAKIS
DOW. NO.
FZ-101.00
FILENAME: 27-09 40TH AVE



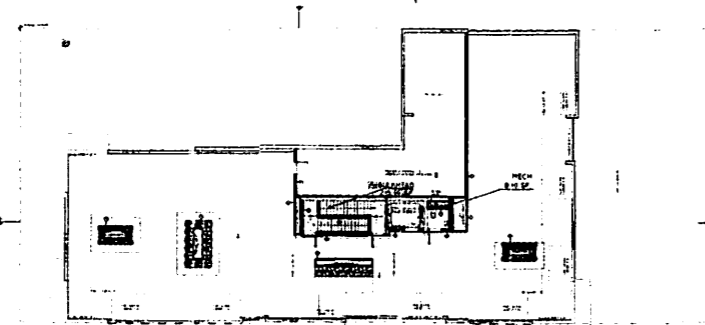
THIRD FLOOR

THIRD FLOOR - RESIDENTIAL	
GROSS FLOOR AREA	7,659.62 SQ FT
TOTAL ZONING DEDUCTIONS	258.43 SQ FT
NET FLOOR AREA	7,401.19 SQ FT



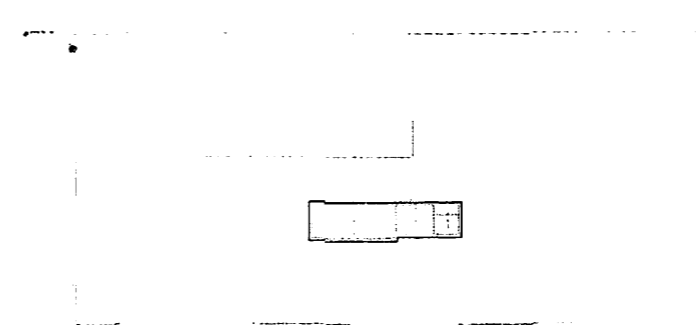
FOURTH, FIFTH & SIXTH FLOOR

FOURTH FLOOR - RESIDENTIAL	
GROSS FLOOR AREA	7,724.62 SQ FT
TOTAL ZONING DEDUCTIONS	258.43 SQ FT
NET FLOOR AREA	7,466.19 SQ FT



ROOF

ROOF - RESIDENTIAL	
GROSS FLOOR AREA	509.37 SQ FT
MECH ZONING DEDUCTIONS	8.10 SQ FT
BULK HEAD ZONING DEDUCTIONS	287.00 SQ FT
NET FLOOR AREA	214.27 SQ FT



BULKHEAD

BULKHEAD - RESIDENTIAL	
GROSS FLOOR AREA	312.38 SQ FT
TOTAL ZONING DEDUCTIONS	332.38 SQ FT
NET FLOOR AREA	0.00 SQ FT

FLOORS	CONSTRUCTION AREA	USE	GROSS AREA	DEDUCTIONS	NET ZONING AREA	NET ZONING AREA	NET ZONING AREA	NET ZONING AREA	NET ZONING AREA	FAR
BASE CELLAR	17,567.77	S-2	17,567.77		17,567.77					0.30
CELLAR	17,567.77	S-2	17,567.77		17,567.77					0.30
FIRST FLOOR	5,643.36	R-2	1,770.88	27.49	2,445.15	1,742.39				0.10
THIRD FLOOR										
FOURTH FLOOR										
FIFTH FLOOR										
SIXTH FLOOR										
ROOF	512.38	R-2	2,283.74	2.30	2,281.44	2,083.74				0.30
BULKHEAD	312.38	R-2	3,289.20	3,289.20	0.00	0.00				0.30
TOTAL	89,000.34		79,000.34	3,606.99	75,393.35	73,393.35	6,088.82	12,088.79	2.14	7.00

TOTAL MAXIMUM FAR ALLOWED = 57,678.34 > TOTAL FAR PROVIDED = 52,193.32

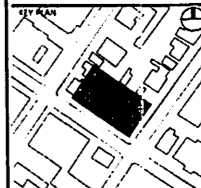
HCN

ARCHITECTS & PLANNERS
HCN DESIGN & CONSULTING INC.
36-61 40TH AVENUE
ASTORIA - NY 11101
Office 718-204-2165
718-204-2165
www.hcnarch.com

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT WRITTEN PERMISSION OF HCN DESIGN & CONSULTING INC.

REVISIONS
DATE ISSUE DESCRIPTION
CHANGES TO INT. LAYOUT

NOTES



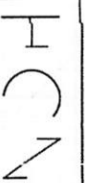
PROJECT TITLE
27-09 40TH AVE
LONG ISLAND CITY - NY
11101

ZONING DEDUCTION CALCULATIONS



NO APPLICATION # 4294559
DATE 1/26/24
DRAWN BY C.D.
CHK BY H.N.B.A.C.S.
DWG NO. FZ-102.00

FILENAME



ARCHITECTS & PLANNERS
 HIGH DESIGN & CONSULTING INC.
 51-53 COLLEAS AVE
 ASTORIA, NY 11001
 OFF: 78-204-2855
 FAX: 78-204-2856
 WWW.HDCON.COM

5. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

DATE: 02/20/2024
 DRAWING NO: FZ-100.00
 PROJECT NO: 27-09

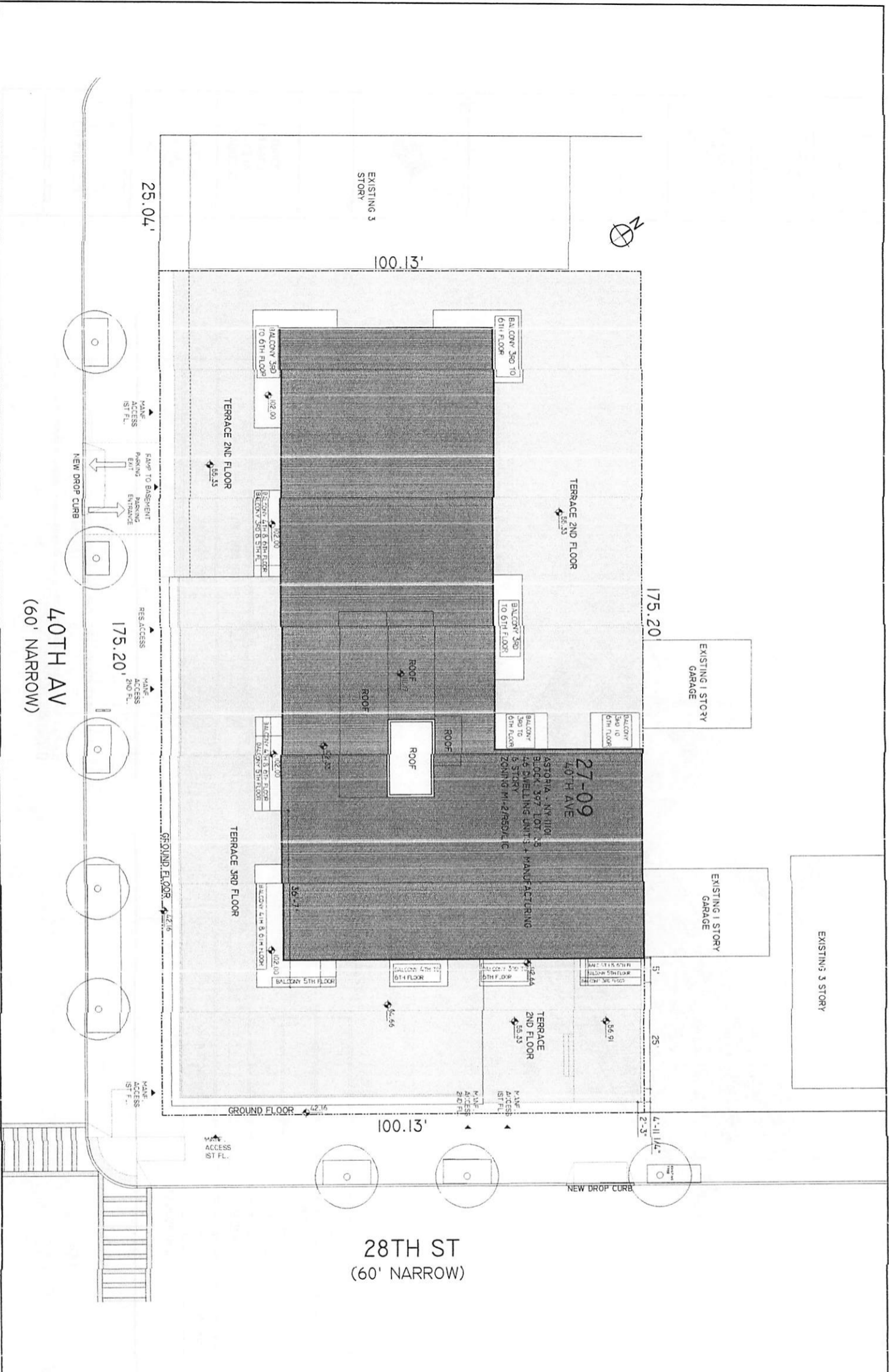
PROJECT TITLE
 27-09 40TH AVE
 LONG ISLAND CITY - NY
 11101

SITE PLAN

ARCHITECT STAMP

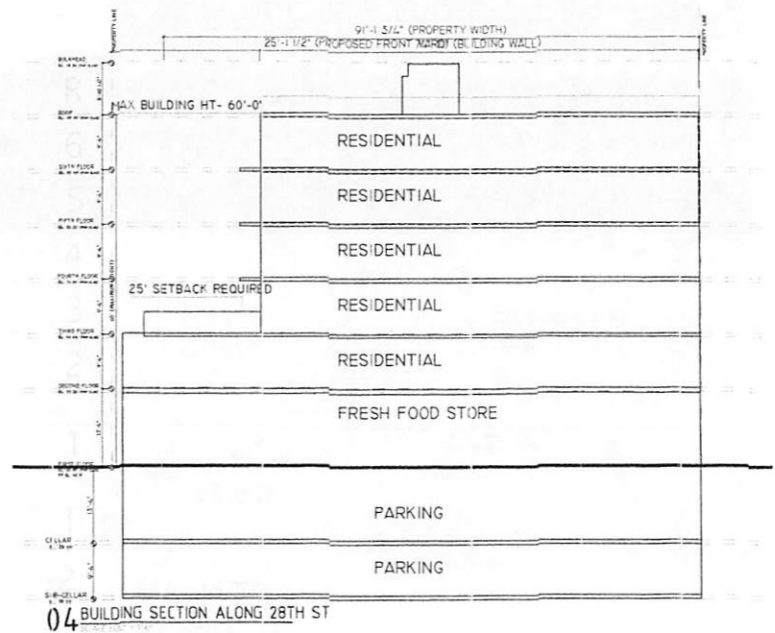
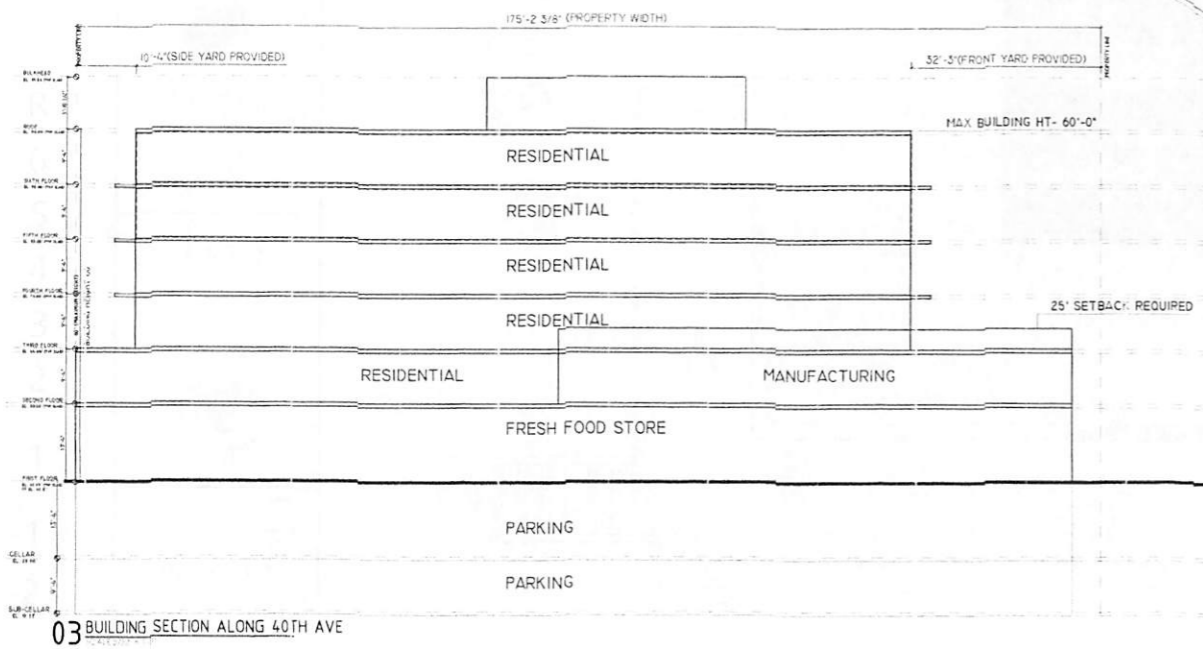
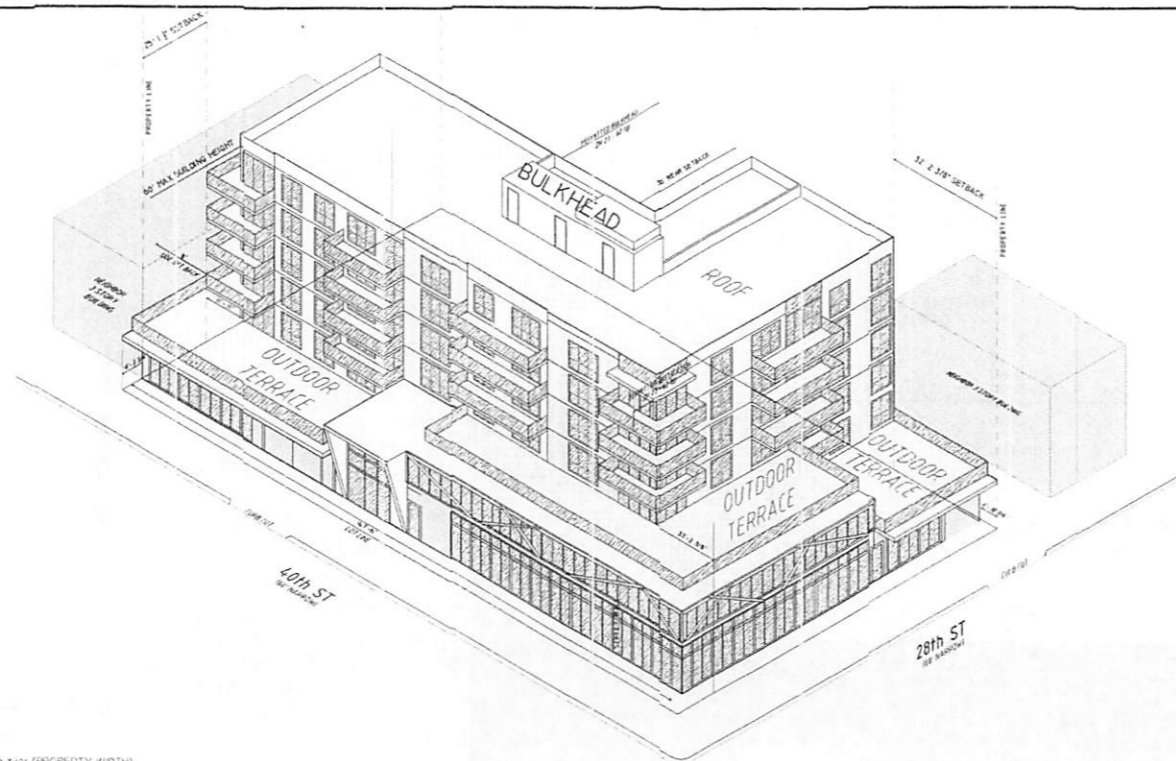
DATE: 02/20/24
 DRAWING BY: C.D.
 CHECKED BY: C.D.
 SCALE: AS SHOWN

FZ-100.00



40TH AV
 (60' NARROW)

28TH ST
 (60' NARROW)

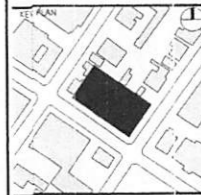


HCN
 ARCHITECTS
 ARCHITECTS & PLANNERS
 HCN DESIGN & CONSULTING INC.
 35-03 DITMARS BLVD
 ASTORIA - NY 11025
 OFFICE 718-254-2755
 PHN 516@hcnarchitects.com
 WWW.HCNARCHITECTS.COM

© ALL RIGHTS RESERVED
 THIS DRAWING INCLUDING ALL GRAPHIC AND
 WRITTEN MATERIAL CONTAINED HEREIN
 CONSTITUTES THE ORIGINAL AND UNPUBLISHED
 WORK OF AN ARCHITECT AND MAY NOT BE COPIED
 OR REPRODUCED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF THE ARCHITECT.
 CONTRACTOR SHALL VERIFY ALL RECORDS, CODES
 AND ORDINANCES AND BE RESPONSIBLE FOR THE
 ACCURACY AND QUALITY OF WORK. NO LIABILITY SHALL
 BE MADE IN REPLY OF THE CONTRACTOR FOR ANY
 ERROR OR OMISSION ON HIS PART.

REVISION	DATE	ISSUE	DESCRIPTION
1			

NOTES
 1. SEE ALL CITY, STATE, FEDERAL AND LOCAL
 ORDINANCES AND REGULATIONS FOR ALL
 REQUIREMENTS TO BE OBSERVED.



PROJECT FILE
 27-09 40TH AVE
 LONG ISLAND CITY - NY
 11101

**BONUS
 ALLOCATED
 AREA-
 SECTIONS**



NE APPLICATION# 42914539
 DATE 9/26/24
 DRAWING BY C.D.
 CHECK BY HCN/ARKS
 DRAWING NO. **FZ-103.00**

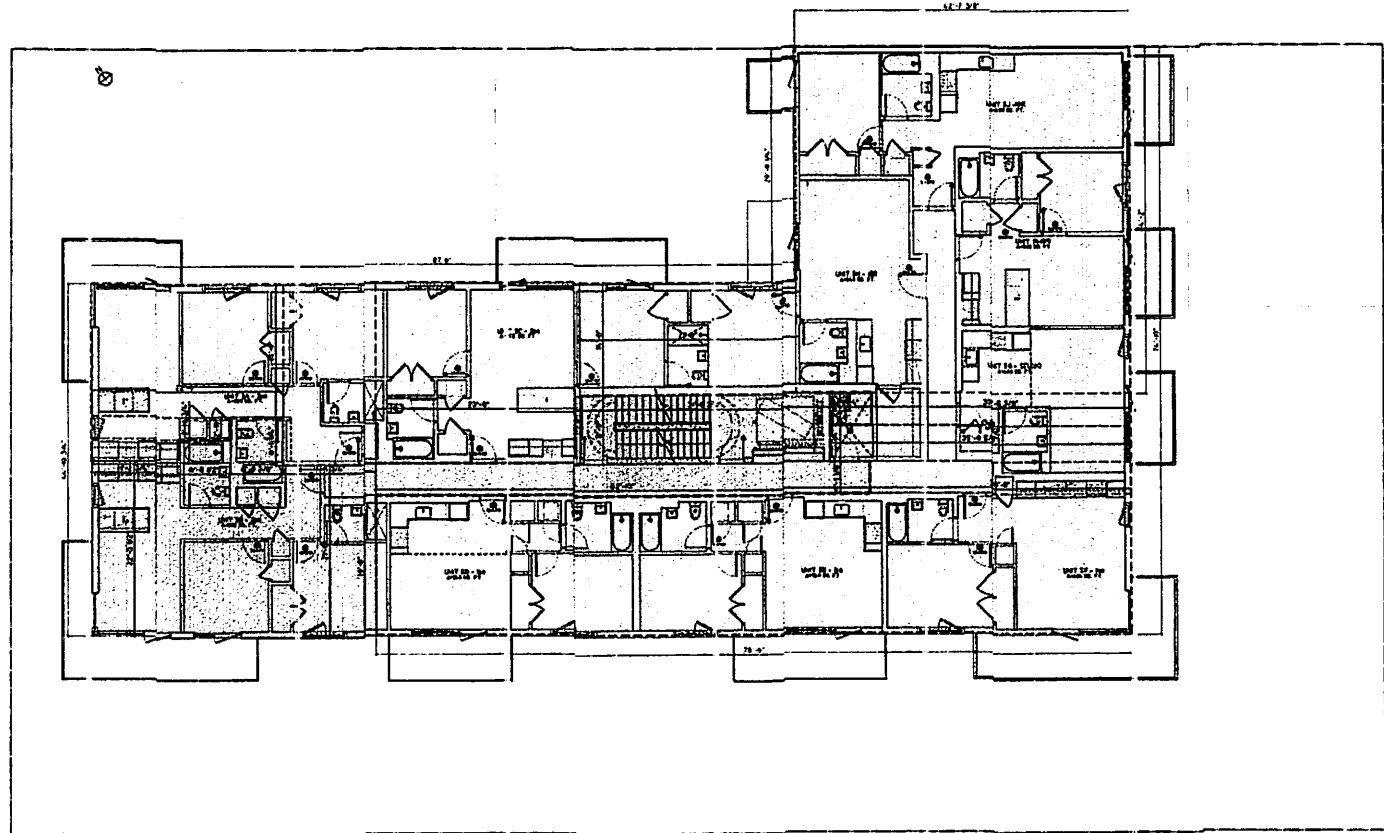
FILENAME: 27-09 40TH AVE

FRESH Plans

LOCATION AND SIZE OF RELOCATED FLOOR AREA PURSUANT TO ZR 63-30 FOR A FRESH FOOD STORE.

FRESH FOOD STORE

AREA NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 63-30



01 BONUS AREA ON 5TH FL.

SCHEDULE OF REALLOCATED FLOOR AREA PURSUANT TO ZR 63-30 FOR A FRESH FOOD STORE

FLOOR	AREA
5TH FLOOR	4965 SF
6TH FLOOR	718 SF
TOTAL	12,083

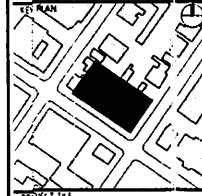
HCN

ARCHITECTS
HARPER & HARRIS, INC.
ARCHITECTS & PLANNERS
HCN DESIGN & CONSULTING INC.
36-03 DITMARS BLVD
ASTORIA - NY 11005
Office 718-264-2765
FAX 718-264-2765
WWW.HCNARCHITECTS.COM

ALL RIGHTS RESERVED
THIS DRAWING IS LOANED TO YOU BY THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS DRAWING AND SHALL BE LIABLE FOR ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS
DATE ISSUE DESCRIPTION

NOTES



PROJECT TITLE
27-09 40TH AVE
LONG ISLAND CITY - NY
11101

FRESH FOOD STORE
BONUS AREA
5TH FLOOR PLAN



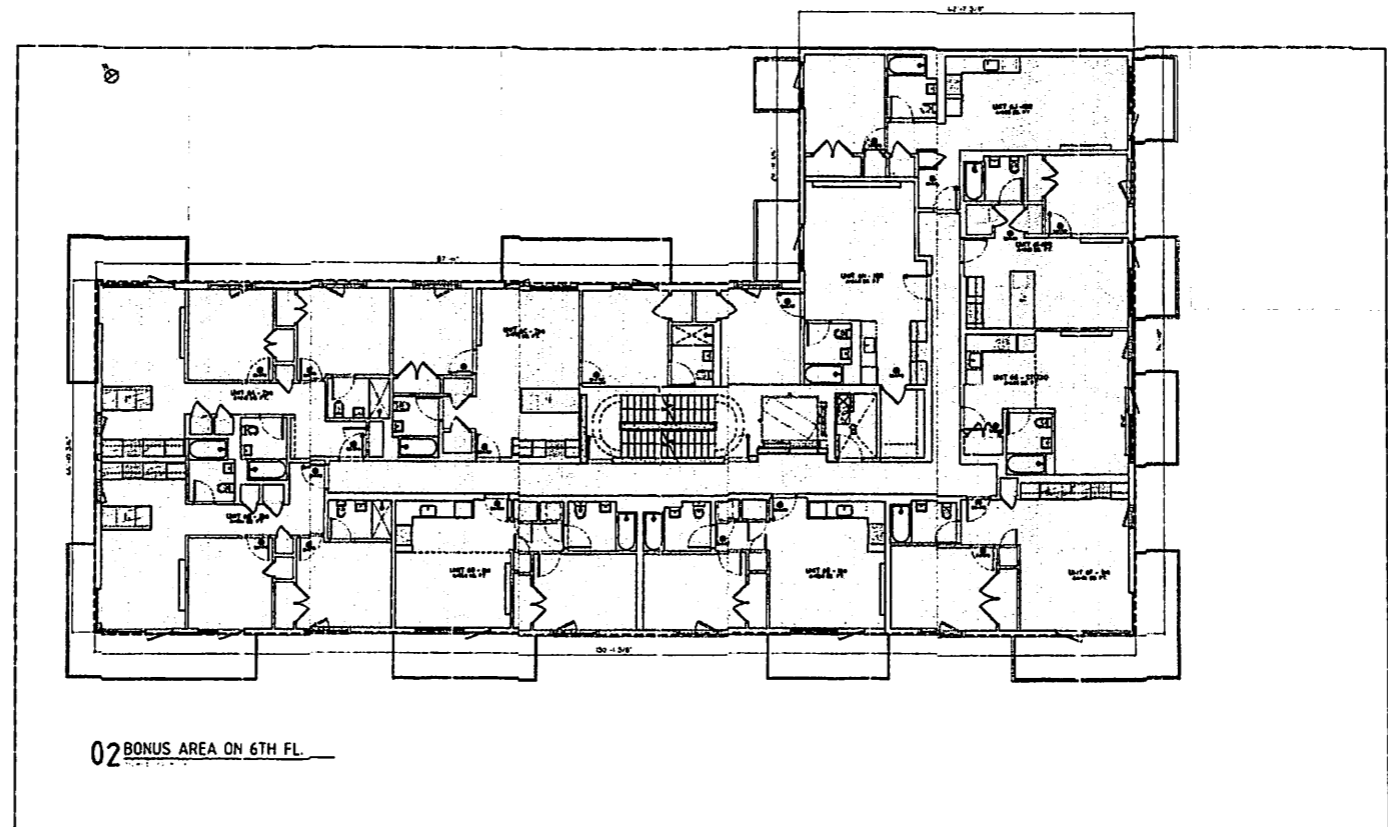
WE APPLICAT 0118 42704539
DATE 9/26/24
DRAWING BY CD
CHECK BY HNRKAC
DOW No
FZ-101.00

FILENAME

LOCATION AND SIZE OF RELOCATED FLOOR AREA PURSUANT TO ZR 63-30 FOR A FRESH FOOD STORE

FRESH FOOD STORE

AREA NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 63-30



02 BONUS AREA ON 6TH FL.

SCHEDULE OF REALLOCATED FLOOR AREA PURSUANT TO ZR 63-30 FOR A FRESH FOOD STORE

FLOOR	AREA
5TH FLOOR	4,965 SF
6TH FLOOR	7,118 SF
TOTAL	12,083

H C N

ARCHITECTS
HARRIET C. HIGGINS, LLC

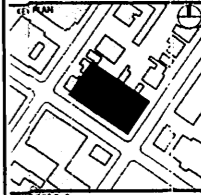
ARCHITECTS & PLANNERS
HCN DESIGN & CONSULTING INC.
36-02 DITMARS BLVD
ASTORIA, NY 11005

Office 718-264-2765
FAX 718-264-2765
http://www.hcnarchitects.com

© ALL RIGHTS RESERVED
THE DRAWINGS INCLUDING ALL SCHEDULES ARE THE PROPERTY OF HCN DESIGN & CONSULTING INC. AND SHALL REMAIN THE PROPERTY OF HCN DESIGN & CONSULTING INC. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HCN DESIGN & CONSULTING INC. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS, AND BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. NO WARRANTIES SHALL BE MADE IN EXCESS OF THE CONTRACTOR'S OBLIGATION TO THE CLIENT OR ANY OTHER PARTY.

REVISIONS
DATE ISSUE DESCRIPTION

NOTES



PROJECT TITLE
27-09 40TH AVE
LONG ISLAND CITY - NY
11101

FRESH FOOD STORE
BONUS AREA
6TH FLOOR PLAN



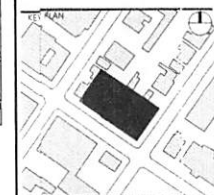
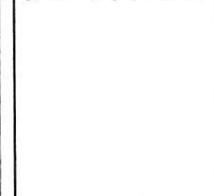
RE APPLICATION 4279433
DATE 9/26/24
DRAWING BY C.D.
CHECKED BY M.HENRIK
DRAWING NO. FZ-102.00

FILENAME 20240926_000000.dwg

ALL RIGHTS RESERVED
 THIS DRAWING INCLUDING ALL DRAWING AND WRITTEN MATERIAL CONTAINED HEREIN, IS THE PROPERTY OF HCN ARCHITECTS AND PLANNERS. NO PART OF THIS DRAWING OR WRITTEN MATERIAL SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HCN ARCHITECTS AND PLANNERS. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR THE LOCATION AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN FAVOR OF THE CONTRACTOR. ANY ERROR OR OMISSION IS THE PART

REVISIONS	DATE	ISSUE DESCRIPTION
1		

NOTES
 1. SEE PLAN FOR SIGN MOUNTING LOCATION.
 2. SEE PLAN FOR SIGN MOUNTING LOCATION.

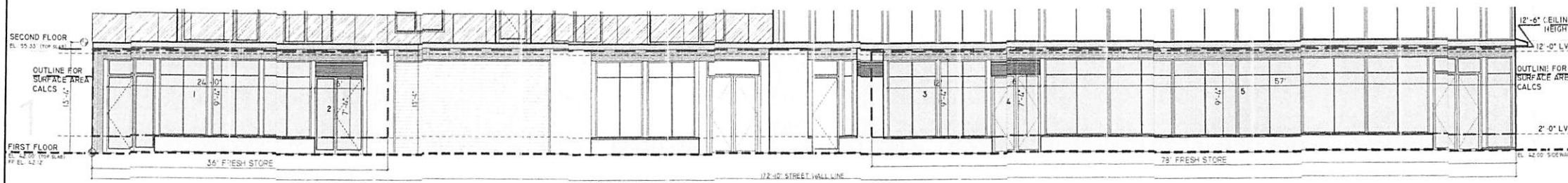


PROJECT FILE
 27-09 40TH AVE
 LONG ISLAND CITY - NY
 11101

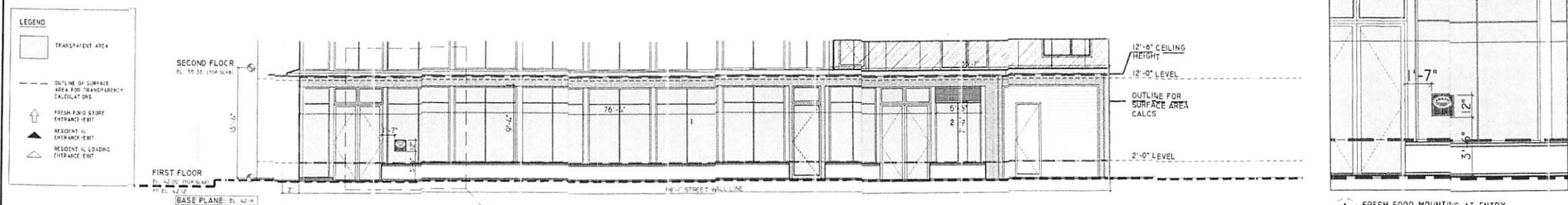
**TRANSPARENCY
 AND FRESH
 FOOD SIGNAGE**



NE APPLIC ON# 42754539
 DATE 9/26/24
 DRAWING BY C D
 CHN BY HNKAKI
 DGN# 10
FZ-200.00



01 SUPERMARKET STREET WALL - 40TH AVE



02 SUPERMARKET STREET WALL - 28TH ST.

TRANSPARENCY CALCULATIONS			
40TH AVE			
SURFACE AREA BETWEEN 2' 6" CEILING HEIGHT AND 12' 6" ABOVE SIDEWALK - (56' x 10' 6")	1197 SF	WINDOW	TRANSPARENCY AREA*
		1	231.7
		2	40
		3	112
		4	48
		5	532
REQUIRED TRANSPARENT MATERIAL (50%)	598.50 SF		963.78
			PROVIDED
28TH ST			
SURFACE AREA BETWEEN 2' 6" CEILING HEIGHT AND 12' 6" ABOVE SIDEWALK - (98' x 10' 6")	1029.88 SF	AREA	TRANSPARENCY AREA*
		1	712.4
		2	40.21
REQUIRED TRANSPARENT MATERIAL (50%)	514.94 SF		752.77
			PROVIDED

ZR SECTION	REGULATION	PERMITTED / REQUIRED	PROPOSED	NOTES / REQUESTED ACTION
ZR 63-23.37-3a	SPECIAL TRANSPARENCY REQUIREMENTS	40TH AVE (PRIMARY STREET FRONTAGE) 28TH STREET (PRIMARY STREET FRONTAGE)		
ZR 63-23.37-3b	FRESH RETAIL AREAS	FOR ALL DEVELOPMENTS CONTAINING FRESH FOOD STORES, OR GROUND FLOOR LEVEL ENLARGEMENTS CONTAINING FRESH FOOD STORES, THE FOLLOWING PROVISIONS SHALL APPLY. FOR THE PORTION OF THE BUILDING CONTAINING A FRESH FOOD STORE, THE GROUND FLOOR LEVEL OF THE STREET WALL FRONTING UPON A PRIMARY STREET FRONTAGE SHALL BE GLAZED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 37-35 (MINIMUM TRANSPARENCY REQUIREMENTS). FURTHERMORE, FOR FRESH FOOD STORES WITH FRONTAGE ON TWO OR MORE STREETS, THE CHAIRPERSON OF THE CITY PLANNING COMMISSION MAY CERTIFY THAT THE GLAZING REQUIREMENTS OF THIS SECTION SHALL ONLY BE APPLICABLE TO THE STREET WALL FRONTING UPON THE PRINCIPAL STREET, AS DETERMINED BY THE CHAIRPERSON. IN ADDITION, THE CHAIRPERSON MAY, BY CERTIFICATION, ALLOW A REDUCTION IN THE GLAZING REQUIREMENTS OF THIS SECTION, PROVIDED THAT THE CHAIRPERSON FINDS THAT SUCH BUILDING IS A RECIPIENT OF PUBLIC FUNDING. FOR THE PURPOSES OF THIS SECTION, DEFINED TERMS SHALL INCLUDE THOSE IN SECTIONS 12-10.23-91 AND 37-311.	PRIMARY STREETS 40TH AVE 28TH STREET	COMPLIES
ZR 37-35		TRANSPARENT MATERIALS SHALL COVER AT LEAST 50 PERCENT OF THE SURFACE AREA OF SUCH GROUND FLOOR LEVEL STREET WALL BETWEEN A HEIGHT OF TWO FEET AND 12 FEET, OR THE HEIGHT OF THE GROUND FLOOR CEILING, WHICHEVER IS HIGHER, AS MEASURED FROM THE ADJOINING SIDEWALK. TRANSPARENT MATERIALS PROVIDED TO SATISFY SUCH 50 PERCENT REQUIREMENT SHALL NOT BE LESS THAN 1/2 FEET & 1/8 INCH ABOVE THE LEVEL OF THE ADJOINING SIDEWALK, WITH THE EXCEPTION OF TRANSPARENT WINDOWS OR PORTIONS OF WINDOWS SEPARATED BY MILLIONS OR OTHER STRUCTURAL DIVIDERS, AND SHALL HAVE A MINIMUM WIDTH OF TWO FEET. THE MAXIMUM WIDTH OF A PORTION OF THE GROUND FLOOR LEVEL STREET WALL WITHOUT TRANSPARENCY SHALL NOT EXCEED 10 FEET.		

	TRANSPARENCY			PERCENTAGE (%)
	TOTAL SURFACE AREA	TRANSPARENCY AREA REQUIRED	TRANSPARENCY AREA PROVIDED	
40TH AVE	1197	598.5	963.78	81
28TH ST	1029.88	514.94	752.77	73
TOTAL	2226.88	1113.44	1716.55	77

ZR SECT ON	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
ZR 63-23.37-3a	LOCATION: SHALL BE MOUNTED ON AN EXTERIOR BUILDING WALL ADJACENT TO AND NO MORE THAN FIVE FEET FROM THE PRINCIPAL ENTRANCE OF THE FRESH FOOD STORE. MOUNTING HEIGHT: SHALL BE PLACED SO THAT IT IS DIRECTLY VISIBLE, WITHOUT ANY OBSTRUCTION, TO CUSTOMERS ENTERING THE FRESH FOOD STORE, AND AT A HEIGHT NO LESS THAN THREE FEET AND NO MORE THAN FIVE FEET ABOVE THE ADJOINING GRADE.	18 INCHES FROM PRIMARY ENTRANCE CENTER OF SIGN IS MOUNTED 3'-6" ABOVE PAVEMENT	COMPLIES
ZR 63-23.37-3b	SIGN DIMENSIONS: SHALL BE NO LESS THAN 12 INCHES BY 12 INCHES AND NO MORE THAN 18 INCHES BY 18 INCHES IN SIZE.	SIGN DIMENSIONS ARE 12 INCHES BY 12 INCHES	COMPLIES
ZR 63-23.37-3c	SIGN MATERIALS: SHALL BE FULLY OPAQUE, NON-REFLECTIVE AND CONSTRUCTED OF PERMANENT, HIGHLY DURABLE MATERIALS.	OPAQUE, NON-REFLECTIVE AND CONSTRUCTED OF PERMANENT, HIGHLY DURABLE MATERIALS	COMPLIES



12" FRESH FOOD MOUNTING REQUIRED SIGNAGE MATERIAL REQUIREMENTS AS PER ZR 63-12