



**City of New York
Community Board #1, Queens**

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Borough President, Queens
Maricela Cano
Director, Community Boards
Marie Tomiali
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MEMORANDUM

TO: Members of the Land Use & Zoning Committee

FROM: Elizabeth Erion, Co-Chair/Gerald Caliendo, Co-Chair
Land Use and Zoning Committee

RE: **Land Use and Zoning Meeting Agenda
Monday, 10/3/2022, 6:30 p.m.**

DATE: September 27, 2022

Adoption of Agenda
Approval of Minutes

**Item #1 IKOS – Astoria Senior Living
Broadway and 31st Street
Pre-certification Presentation**

The New York City Department of Housing Preservation and Development (“HPD”) requests approval of the following actions (the “Proposed Actions”) to facilitate the development of an 11-story building containing 134 affordable independent residences for seniors (“AIRS”) and one super’s unit with ground-floor commercial space and a five-story community center (the “Proposed Development”) in the Astoria neighborhood of Queens Community District 1:

- 1 a zoning map amendment changing R5, R5/C1-2 and C4-2A zoning districts to a C4-3 zoning district generally along both sides of 31st Street south of Broadway and the south side of Broadway between 31st Street and 32nd Street, including Block 611, Lots 21, 25, 38-40 and 138 and portions of 37, 43-52, 144, 146 and 152; Block 587, Lot 43; and a portion of Block 587, Lot 54 (the “Rezoning Area”);
- 2 a zoning text amendment to Zoning Resolution Appendix F to establish the Rezoning Area as a Mandatory Inclusionary Housing (“MIH”) Area; and
- 3 designation of City-owned property located at 32-11 31st Street (Block 611, Lot 25) (the “Development Site”) as an Urban Development Action Area (“UDAA”); approval of an Urban Development Action Area Project (“UDAAP”) for such area; and the disposition of the Development Site as a UDAA to a development team selected by HPD consisting of Mega Group Development LLC and HANAC Inc.

The project will be financed through the Senior Affordable Rental Apartments (“SARA”) program, ensuring the units will be affordable for households with seniors 62 years of age or older, earning up to 50 percent of Area Median Income (“AMI”).

Item #2 Old/New Business/Adjourn

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Monday, October 3, 2022, 6:30 PM via Zoom. You may join online or via telephone.** (Please see page 2)

We require quorum, your attendance is very important should we have any votes. We will be reviewing information at the committee level.

Please call the Board Office if you will be attending via telephone to share your information. All interested Board Members are welcome to attend.

Thank you.

BOARD MEMBERS (cont.)

Helene Abiola
George Alexiou
Louise Bordley
Jean Marie D’Alleva
Tenzin Dechen
Mackenzi Farquer
Dean O. Feratovic
Adam Fisher-Cox
Tyrone Gardner
Shahenaz Hamde
Helen Ho
Vanessa Jones-Hall
Cristina Lastres
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Jeffrey Martin
Amin Mehedi
Andreas Migias
Doreen Mohammed
Eric Mouchette
Stella Nicolaou
Juliet Payabyab
Brian Romero
Andre Stith
Corinne Wood-Haynes
Rosemary Yelton

CB1, Queens is inviting you to a Zoom Webinar

Topic: Community Board 1, Queens Land Use and Zoning Committee Meeting

Date/Time: Monday, October 3, 2022 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86137667909?pwd=eVkwblEivTEdDZFJUcUV0K0J3SGxldz09>

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