Department of
Housing Preservation
& Development
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AHMED TIGANI
Acting Commissioner
KIM DARGA
Deputy Commissioner
RONA REODICA
Assistant Commissioner

Office of Development
Division of Building & Land Development
Services
100 Gold Street
New York, N.Y. 10038

TECHNICAL MEMORANDUM

May 27, 2025

Project Identification
IKOS Senior Living
31-07 31st Street (Block 611, Lot 25)
Queens, New York
Community District 1
CEQR No.: 22HPD043Q
SEQRA Classification: Unlisted
ULURP No.: 250207HAQ
250208ZMQ
250209ZRQ

PROJECT BACKGROUND

Project Description

Mega Contracting Group and HANAC Inc, (the 'Project Sponsor') is seeking construction financing from New York City Department of Housing Preservation and Development (HPD) through HPD's Senior Affordable Rental Apartments (SARA) program, financing from the New York City Housing Development Corporation (HDC) Extremely Low- and Low-Income (ELLA) program and Project-based Vouchers from the U.S. Department of Housing and Urban Development (HUD). In addition to the public funding and financing, several discretionary land use actions are being sought that require public review under the Uniform Land Use Review Procedure (ULURP). Collectively, the public funding and financing are referred herein as the "Proposed Action". The Proposed Action would facilitate the new construction of a mixed-use building containing 167 dwelling units (DU) of senior housing (the 'Proposed Project'), located at 31-07 31st Street (Block 611, Lot 25) in the Astoria neighborhood of Queens, Community District 1 (the 'Project Site').

The Proposed Project includes designation of an Urban Development Action Area ('UDAA') and approval of an Urban Development Action Area Project ('UDAAP') for Block 611 Lot 25 (the 'Project Site' or 'Site 1'); a zoning map amendment to rezone an area that includes Block 611, Lots 21 and 25; Block 587, Lot 43; portions of Block 611, Lots 43-52, 144, 146 and 152; and portions of Block 587, Lots 18, 29, 34, and 54 (collectively, the "Rezoning Area") from R5 and R5/C1-2 zoning districts to C4-5 and C4-5A zoning districts, and a zoning text amendment to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) Area.

The Proposed Project is an approximately 134,000 gross square foot (gsf) mixed use development, comprised of two buildings: an approximately 127,000 gsf, 13-story mixed-use residential building on the Project Site's 31st Street frontage with 167 affordable senior DUs and one superintendent's unit and approximately 7,000 gsf of ground-floor retail; and a 3-story, approximately 7,000-gsf community facility building on the Project Site's 32nd Street frontage. The residential building would achieve a maximum height of 135 feet and a base height of 75 feet. The community facility building would be connected to the residential building on the first floor and would reach a building height of 37 feet (maximum of 47 feet with bulkhead). The commercial and residential entrances for the residential building would be located on 31st Street, while the entrance for the community facility building would be located on 32nd Street. No accessory parking would be provided. The Proposed Project would include green roofs and solar panels on both buildings. The zoning map amendment would change an existing R5 and R5/C1-2 district on 31st and 32nd Streets to a C4-5 district, with a small portion rezoned to a C4-2A district.

It is expected that the Proposed Project would be completely constructed and fully occupied by 2027.

Prior Analysis and Determinations

The Lead Agency for the CEQR review (22HPD043Q) of the Proposed Project, HPD, previously analyzed potential significant adverse impacts in an Environmental Assessment Statement (EAS) dated April 1, 2025. HPD issued a Negative Declaration on April 4, 2025.

ADDITIONAL ANALYSIS

Background

Effective December 30, 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that environmental review documentation includes a statement of the effects of the Proposed Actions on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed draft State Environmental Quality Review Act (SEQRA) Amendments to implement this new statutory provision.

Identification of disadvantaged communities

The Project Site is located within a disadvantaged community that meets the threshold of a "community having comparatively higher burdens and vulnerabilities" as determined by NYSDEC Disadvantaged Community Assessment Tool (DACAT) (See attached map). DACAT uses data related to environmental and health burdens, climate change risks, or population characteristics to determine the likelihood that a Proposed Project would have a moderate or large adverse impact. Therefore, SEQRA requires a Disadvantaged Community (DAC) analysis, which is provided below.

ASSESSMENT

DAC Assessment Structure

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* does not include guidance for a DAC analysis. However, the SEQRA Environmental Assessment Full Form (EAF) identifies direct or indirect impacts that may affect a DAC, including wastewater discharges, air emissions, noise, odors,

radiation, light pollution, solid or hazardous waste generation or management. Many of these potential impacts were already analyzed in the CEQR review led by HPD.

Hazardous Materials

As described in the EAS dated April 1, 2025, AKRF performed a Phase I Environmental Site Assessment (Phase I) of the Project Site on June 16, 2021 in conformance with American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice. Based on the Phase I, recognized environmental conditions (RECs) were identified and therefore a detailed Hazardous Materials analysis was warranted. The Phase II investigation was approved by the New York City Department of Environmental Protection (DEP) in a letter dated June 16, 2022. The Phase II investigation included the advancement of seven soil borings, the installation of four temporary groundwater monitoring wells, and the installation of five soil vapor probes, with the collection of 14 soil samples, four groundwater samples, and five soil vapor samples for laboratory analysis.

Based on the findings of the Subsurface (Phase II) Investigation, an E Designation (E-771) has been placed on Site 1 for Hazardous Materials to ensure that additional soil testing and any necessary remedial activities would be undertaken prior to and/or, as necessary, during redevelopment. The E-Designation would also ensure that appropriate procedures for any necessary subsurface disturbance would be followed prior to, during, and following construction. Prior to closing the Project Sponsor will obtain a Notice to Proceed (NTP) from the Office of Environmental Remediation (OER).

With the restrictions required as a part of the Proposed Project, to be carried out through a Land Disposition Agreement (LDA) and Regulatory Agreement (RA) for Site 1 and with the placement of an E-Designation on Site 2 and Site A, there would be no potential for significant adverse impacts related to Hazardous Materials exposure as a result of redevelopment and ground disturbing activities at the development sites. Therefore, the Proposed Actions would not result in significant adverse impacts related to Hazardous Materials.

Noise

As described in the EAS dated April 1, 2025, based on the analysis, the maximum measured Ldn value would be 76.3 dBA taken adjacent to Project Site on East 31st Street, at grade requiring 37 dBA of attenuation, 75.2 dBA taken adjacent to Project Site on East 31st Street, elevated, requiring 36 dBA of attenuation and 66.5 dBA take at Broadway, between East 31st and East 32nd Streets requiring 28 dBA of attenuation. The façade design for the Proposed Project would be required to meet the minimum attenuation of 28 dBA, in order to ensure acceptable interior noise levels. The project design would also be required to provide an alternative means of ventilation in all habitable rooms, allowing for the maintenance of a closed window condition. Based upon the maximum measured Ldn values, at the Project Site, the Proposed Project's design meeting these requirements would be expected to provide sufficient attenuation to achieve both CEQR interior noise level requirements. As stated in the EAS dated April 1, 2025, an architect's Nosie letter detailing the noise attenuation requirements, will be provided before closing.

The window-wall attenuation measures, including the provision for an alternate means of ventilation in all habitable rooms, would be required through provisions contained in the LDA

and RA between the Project Sponsor and HPD. With the above measures included as part of the Proposed Project and the written commitments in the architect's Nosie letter that will be provided prior to closing, the Proposed Project would not result in any significant adverse impacts related to Noise. In addition, Site A and Site 2 are mapped with an (E) Designation (E-771) for Noise.

With the implementation of the attenuation requirements at Site 1, pursuant to the LDA and RA between HPD and the Project Sponsor, and the (E) Designation (E-771) for Site 2 and Site A, the Proposed Actions would provide sufficient attenuation to achieve the CEQR Technical Manual interior noise level guidelines. Therefore, the Proposed Actions would not result in any significant adverse impacts related to Noise.

Air Quality

As described in the EAS dated April 1, 2025, to ensure that there are no potential significant adverse impacts of NOx and PM2.5 heating and hot water system emissions, certain restrictions would be required as part of the Proposed Actions through the LDA and RA for Site 1 and an Air Quality E-Designation (E-771) that would be placed on Sites 2 and A. With the restrictions required as a part of the Proposed Actions, to be carried out through the LDA and RA for Site 1 and an Air Quality E-designation (E-771) for Site 2 and Site A, there would be no potential for significant adverse Air Quality impacts.

Transportation

No significant adverse transportation impacts are expected as a result of the Proposed Project. The Proposed Project would not result in 50 or more vehicle trips per project peak hour at any given intersection. The Proposed Project would result in more than 200 pedestrian trips per project peak hour and the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing. The hourly incremental pedestrian volumes were added to the projected 2027 No Action volumes to generate the 2027 With Action pedestrian volumes for analysis. Comparing the Project Site's proposed site plan to existing sidewalk conditions, it was determined that four additional feet of effective sidewalk width would be afforded on the 31st Street east sidewalk segment in front of the Project Site, specifically between the Project Site's senior housing and local retail entrances and is incorporated into the With Action analysis. The sidewalk and corner analysis locations would operate at favorable LOS A or B in the 2027 With Action condition during all analysis peak hours. Therefore, the Proposed Actions would not result in any significant adverse pedestrian impacts.

Water and Sewer Infrastructure

No significant adverse Water and Sewer Infrastructure impacts are expected as a result of the Proposed Project. None of the thresholds for detailed analysis in the CEQR Technical Manual would be met. The Proposed Project would not result in water demand of more than one million gallons per day. Furthermore, the project would not involve the development on a site that is 5 acres or larger where the amount of impervious surface would increase, nor would it result in 1,000 residential units or more in a combined sewer area in Queens.

Solid Waste and Sanitation

No significant adverse Solid Waste and Sanitation impacts are expected as a result of the Proposed Project. The Proposed Project is expected to produce roughly 14,517 pounds of solid waste per week, which is below the 100,000 pounds (50 tons) per week threshold for detailed analysis in the CEQR Technical Manual.

CONCLUSION

The Proposed Project is a residential apartment building located in a dense urban environment and will not introduce a level of wastewater discharges, air emissions, noise, odors, radiation, light pollution, solid or hazardous waste generation or management that would cause harm to the neighboring community or the residents of the building itself. The Proposed Project includes Hazardous Material and Air Quality remediation as well as Noise attenuation as such, the Proposed Actions is not expected to cause or increase a disproportionate pollution burden to DACs.

Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

5/27/2025
Date


31-07 31st St, Astoria,...
Broadway
33rd Ave
29th St
28th St
30th St
31st St
32nd St
33rd St
34th St
Subway
Statewide Disadvantaged Communities (DACs)
DACs identified as having comparatively lower burdens and vulnerabilites
DACs identified as having comparatively higher burdens and vulnerabilites
Indigenous Lands
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200 ft
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