

Queens Borough President Recommendation

APPLICATION: ULURP #200272 ZMQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 68-19 Rego Park LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;
2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589 (RELATED ULURP #200273 ZRQ)

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 4, 2021 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes a zoning map amendment to change the property bounded by Woodhaven Boulevard, the centerline of Block 3148, 68th Road, and Alderton Street (Block 3148, p/o Lot 2 and Lot 35) from C8-1 & R4 Districts to R6A & R6A/C2-3 Districts. The proposed actions would facilitate development of a new seven-story residential building with 87 dwelling units of which 26 would be affordable under MIH Option 2. The MIH units would be reserved for the Affordable Independent Residences for Seniors program (AIRS);
- Another application (ULURP #200273 ZRQ) concurrently filed with this application proposes a zoning text amendment to Appendix F to establishing and mapping the proposed rezoning area as a Mandatory Inclusionary Housing Area (MIH);
- The proposed development would be a 100,041.77 SF, 7-story mixed-use residential and commercial building with an FAR of 3.9 The applicant agreed to reduce the original building height from 8-stories down to 7-stories as requested by Community Board 6 at the monthly meeting prior to their vote. The revised development would have a base height of 65 feet with setbacks (10 feet on Woodhaven Boulevard and 15 feet along 68th Road). There would be 8000 SF of commercial space on the ground floor as well as 6349 SF of community facility space. Onsite off-street parking for 87 vehicles would be provided in a garage with 64 spaces, accessible via a new 22-foot curb cut on 68th Road, and with 17 spaces on a surface parking lot. There would be a total of 87 dwelling units including 26 affordable units under MIH Option 2. The MIH units would be reserved as an Affordable Independent Residence for Seniors (AIRS) program administrated by HANAC, a Queens based housing and senior services provider. A greened rooftop is proposed as a recreational area with storm water mitigation infrastructure. The applicant intends to bring back the existing (Use Group 6) ground floor florist shop which has operated for decades in close proximity to the Saint John Cemetery located on Woodhaven Boulevard;
- The area to be rezoned (Block 3148 Lot 35 and p/o Lot 2) is a 36,476 SF irregularly-shaped space generally bounded by Woodhaven Boulevard, the southern portion of Block 3148, 68th Road, and Alderton Street. The rezoning area is currently mapped as C8-1 and R4 Districts with the majority of the area within the C8-1 District. The proposed zoning map change is to R6A and R6A/C2-3 Districts. Lot 35 is a 10,824 SF lot currently developed with a 6-story residential building and cellar garage. The development site (Lot 2) is a 25,651.76 SF corner and interior lot developed with attached 1-story buildings currently occupied by a florist/garden center and auto repair business. The site has approximately 230 feet of frontage on 68th Road and 99 feet of frontage on Woodhaven Boulevard;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #200272 ZMQ

Page two

- The surrounding area is characterized primarily by residential use with some commercial, industrial, and auto-related uses within the C8-1 zoned portion of Woodhaven Boulevard. The residential areas are improved with mostly 1-story, one and two-family homes. There are 3 existing, non-compliant six-story multi-family apartment buildings along the intersection of 68th Road and Yellowstone Boulevard. Street John Cemetery is located immediately west on the opposite side of Woodhaven Boulevard. The project site is well served by public transit including the Q11 and Q21 stops by the project area and express Q12 and Q42 lines on Yellowstone Boulevard at 68th Road;
- Community Board 6 (CB 6) approved this application with conditions by a vote of twenty-six (26) in favor, twelve (12) against with none (0) abstaining at their monthly meeting held on January 13, 2021. Discussion at the monthly meeting reflected concerns raised during the Land Use Committee (LUC) meeting held on January 5, 2021 such as potential obstruction of sunlight and construction damage to adjacent yards. The conditions listed in the recommendation are as follows: Proposed building height won't exceed 7 stories; provide and pay for periodic structural inspections to adjacent properties during construction; provide CB 6 with a mitigation plan regarding any issues that arise on adjoining properties; 18 of the 28 affordable units at 60% of AMI; provide CB 6 with updates regarding affordable housing processes for the site; written confirmation that they agree to all conditions;
- On January 28, 2021 the applicant submitted to Community Board 6 a written letter agreeing to all of the board's conditions;
- At the Borough President's Land Use Public Hearing, the Borough President raised questions regarding local hiring, 30% MWBE procurement, and intended use of the proposed retail space. The applicant team responded that they intended to pay building service workers prevailing wage, had reached out to 32BJ SEIU prior to the hearing and were waiting for a response, intend to fulfill the request for local hiring after securing a general contractor, and intend to meet the goal of 30% MWBE. The Borough President requested written confirmations from the applicant team;

RECOMMENDATION

There is clearly need for more affordable housing in New York City and particularly for seniors. Based on the above consideration, I hereby recommend approval of this application with the following condition:

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% goal is being reached.



PRESIDENT, BOROUGH OF QUEENS

3/2/21

DATE