

# Queens Borough President Recommendation

**APPLICATION: ULURP #180395 ZMQ**

**COMMUNITY BOARD: Q14**

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by RBB II LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;

Borough of Queens, Community District 14, as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-299.

## PUBLIC HEARING

A hybrid Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard and livestreamed on the Queens Borough President's webpage on Thursday, July 1, 2021 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

## CONSIDERATION

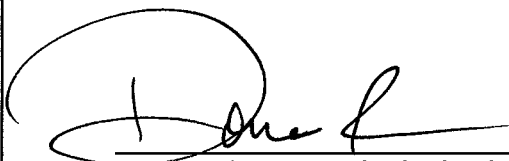
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing to rezone a property from an R5D/C2-3 District to an M1-3 District to facilitate development of a self-storage facility and public parking garage;
- The rezoning would allow construction of a (Use Group 6) six-story plus cellar, approximately 135,719 SF (5 FAR) self-storage facility and an attended 83 parking space (Use Group 8) public parking garage in the cellar. The self-storage facility would include 7 enclosed ground floor parking spaces (3 required) accessible from Rockaway Beach Boulevard, 3 ground floor loading docks on the Beach 106th Street side of the building with access from Beach 106th Street for use by self-storage users to load or unload.
- The areas surrounding the applicant's site are developed with a mix of industrial uses and residential buildings. The site is located directly across the street to the south of the NYC DEP Wastewater Treatment Plant located in an M1-1 District on Rockaway Freeway. Across Rockaway Beach Boulevard to the south of the site there are 13-story apartment buildings on Shorefront Parkway. Other residential development in the area includes low-rise, low-density buildings to the south and west;
- The applicant had meetings with the Community Board 14 Land Use Committee that included area residents. During these meetings agreements were made addressing some of the concerns and issues raised by area residents. Among the agreements were the addition of the 83-car public parking garage needed to accommodate heavy summer parking demand, tinted windows to alleviate bright light that may emanate from the building in the evenings, and for installation of plantings ;
- Community Board 14 (CB 14) approved this application by a vote of twenty (20) in favor with five (5) against and three (3) abstaining at a public hearing held on June 8, 2021. Though CB 14 did not attach conditions to the approval but, they made the following requests to the developer: the window facing Rockaway Beach Boulevard should be glazed with tinted glass instead of the clear glass as presented; and, the local tenant association should be engaged in meetings to discuss appropriate installation of plantings and greenery; additionally, waste dumpsters should be stored inside the building.

## RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following condition:

- The applicant should continue working with area residents and community based organizations on outreach and notification of opportunities for MWBE and local resident to participate in the construction and maintenance/operations of the new building when completed.



PRESIDENT, BOROUGH OF QUEENS

7/21/2021

DATE