

Queens Borough President Recommendation

APPLICATION: ULURP #190260 ZMQ

COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 48-18 Van Dam Property Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, June 10, 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 was one (1) speaker in favor. 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 is proposing to rezone Block 284, Lots 1, 6 and 14 from an existing M2-1 District to an M1-5 District, bounded by Hunters Point Avenue to the south, Van Dam Street to the east, 48th Avenue to the north, and 31st Place to the west. The proposed rezoning would facilitate enlargement of an existing building on Lot 1. The Rezoning Area currently has a CEQR E-designation 608;
- The proposed development is a four-story, 121,459-SF enlargement to an existing two-story building (4.08 FAR) with frontage on Van Dam Street and two new curb cuts along Hunters Point Avenue. When completed, the resulting six-story building will become the new headquarters for Teamsters Local Union 813 and will include office, training, and archival space. The building's new height will be 85 feet, and the second floor will contain approximately 27,390 SF for parking (or approximately 49 employee parking spaces). The applicant has promised to also develop and maintain a 700-SF pocket park along Hunters Point Avenue and Van Dam Street, pending a signed NYC Parks Department agreement;
- The Development Site is Block 284, Lot 1, an approximately 29,700-SF (125' x 280') irregularly-shaped corner lot at the southeast corner of Van Dam Street and Hunters Point Avenue. The site is improved with a two-story, approximately 27,007-SF manufacturing/commercial building (1.8 FAR) owned by the Teamsters Local Union 813, with use group 6 (UG-6) commercial retail on the ground floor and a fire alarm system company on the 2nd floor. The current building has a two-story, approximately 400-SF (20' x 20') rear-yard setback in the interior, northwest corner of the lot;
- Within the NYC metropolitan area, Teamsters Local Union 813 represents workers in private sanitation, funeral, demolition and other various sectors. The current Teamsters headquarters is located at 45-18 Court Square and is approximately 12,500 SF. The applicant states that this space is no longer adequate for the union as it continues to grow;
- Located in an Industrial Business Zone, the 600-ft area surrounding the Development Site and Rezoning Area includes two- to ten-story buildings zoned M1-1, M1-4, M2-1, M3-1 and M3-2 that consist of commercial, light industrial and automotive-related uses. The Site is one block north of the Queens Midtown Expressway, approx. two blocks south of Queens Blvd and the adjacent 33rd St-Rawson St 7 train station, and approx. three-quarters of a mile south of the Queens Plaza E, M, and R train station. Within a mile of the Project Area, ferry (Hunters Point South), LIRR (Hunters Point Avenue) and bus (Q39, Q32, Q60 and Q67) services are also available;
- Community Board 2 (CB2) conditionally approved this application by a vote of thirty-five (35) in favor with zero (0) against and zero (0) abstaining at a public hearing held on June 3, 2021. There were no public speakers at the CB 2 meeting. CB 2 asked the applicant to consider the following requests during the hearing: to work with local artists (to showcase art on the ground floor and throughout the new building) and community groups (such as LaGuardia Community College to create partnerships and share meeting space) in the Project Area; a bike room; 100% union construction and maintenance labor; and the installation of electric vehicle chargers in the parking area where possible. The applicant has promised to meet some or all of these conditions to facilitate this Development;

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RECOMMENDATION

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

- The applicant should work with local artists to showcase their work in and around the new building and in vacant storefronts around the local community;
- Work with community groups and other locally based organizations on providing space in the new building for community meetings or events;
- Install electric vehicle chargers and provide bicycle parking where possible;
- Work with local community groups and community based organizations to provide and identify opportunities for MWBE firms, local residents to participate in the construction and operation of the new building;
- Work with the NYC Department of Parks and area residents on the design and function of the proposed 700 SF public space.



July 21, 2021

PRESIDENT, BOROUGH OF QUEENS

DATE