

Queens Borough President Recommendation

APPLICATION: ULURP #200299 ZMQ

COMMUNITY BOARD: Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-62.

PUBLIC HEARING

A remote Public Hearing was held via Zoom webinar and livestreamed on the Queens Borough President's website on Thursday, September 23, 2020 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:

- o The applicant is proposing a zoning map amendment changing an existing M1-1 District to an M1-2 District. The proposing zoning change (Block 16100 Lots 14, 18 and 20 parts of Lots 24, 28, 29, 33, 34 and 175) would facilitate development of the applicant's property with a new self-storage facility on Lots 14, 18 & 20. The affected partial lots include rights of way for the adjacent streets, elevated subway structure and other non-development sites;
- o The current M1-1 zoning allows a maximum commercial and manufacturing FAR of 1.0, while the proposed M1-2 District would allow up to 2.0 commercial and manufacturing FAR. The proposed new self-storage facility would be an approximately 146,000 SF building with a small accessory office space on Lot 20. The new building would contain approximately 960 storage units, ranging in size from 5' by 5' to 10' by 25'. Required and permitted parking for 34 vehicles would be provided in marked spaces in an open area beneath the new building in accordance with the flood resiliency provisions. The applicant projects that in addition to residential users of the self-storage facility there will be demand from independent small contractors for self-storage space to operate from;
- o The applicant's property (Block 16100 Lots 14, 18 & 20) is an approximately 107,553 SF site developed with an approximately 34,500 SF building on Lot 14 that would remain for continued light industrial uses. Lot 18 is an unopened mapped street that aligns with Beach 79th Street and used as a driveway providing access onto the site from Rockaway Freeway. Lot 20 is the proposed development site for the self-storage facility;
- o The proposed rezoning area is generally bounded by Beach Channel Drive/Rockaway Freeway and the elevated subway structure to the south, a creek to the east, Barbadoes Basin to the north, and terminating parallel to Barbadoes Basin to the west. The areas outside of the rezoning area are developed with low-density residential housing, vacant land and some industrial uses that predate the 1961 Zoning Resolution;
- o Community Board 14 (CB 14) voted fourteen (14) in favor, twelve (12) against, with five (5) abstentions on a motion to approve this application at the monthly meeting held on September 9, 2021. The motion to approve was determined to have failed because there was not a simple majority of votes in favor of the motion. Therefore, the CB 14 recommendation on the application was disapproval. Several concerns and issues were raised at the meeting: CB14's recent approval of another nearby 6-story self-storage facility that would meet demand in the area; not enough or proper community outreach to local groups; the lack of community benefits such as commitments to fund programs or beautify the area. There was also discussion about potential illegal and dangerous turns at Beach 79th Street from under the Rockaway Freeway to access the site. That area is marked with signage and solid yellow striping restricting traffic to an east - west direction. The only legal entrance onto the site is a right turn while driving west along Rockaway Freeway. CB 14 was concerned that the increased traffic into the project site would encourage drivers to dangerous crossings through the markings and signs rather than driving around to make the proper turn. They requested that the applicant work with DOT to ensure a 4-way stop light or a barrier be constructed.

QUEENS BOROUGH PRESIDENT RECOMMENDATION

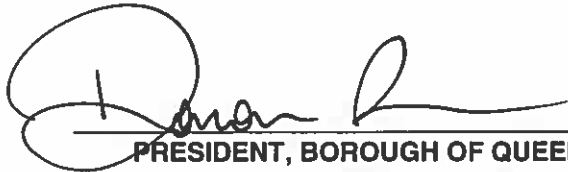
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RECOMMENDATION

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

- To address potential traffic safety issues entering the project site at Beach 79th Street, the applicant should work closely with the Department of Transportation to assess safe entry onto the site and consider measures that would be needed to assure safe entry onto the site. These measures might include a 4-way traffic light, jersey barriers, or any method DOT finds that would best ensure traffic safety at that intersection.



PRESIDENT, BOROUGH OF QUEENS

10/18/2021

DATE