

Queens Borough President Recommendation

APPLICATION: ULURP #210164 ZMQ

COMMUNITY BOARD: Q10

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. on behalf of 10316 Van Wyck Exp LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
2. establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 26, 2021. (Related ULURP #210165 ZRQ).

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, September 23, 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:

- o This application is proposing to rezone an existing R3A District to a R6/C2-3 District. The area to be rezoned (Block 9589 Lot 11 and p/o Lots 5, 6, 7, 8 & 9) is bounded by the Van Wyck Expressway Service Road on the east, the southern and western lot lines of Lot 11, and portions of the lots (p/o Lots 5, 6, 7, 8 & 9) with frontage on Liberty Avenue to the north. The proposed rezoning would facilitate construction of a new mixed-use development with affordable housing;
- o The applicant has also concurrently filed another application (ULURP #210165 ZRQ) to amend Appendix F of the Zoning Resolution to map and establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area;
- o The applicant is proposing to develop an approximately 22,000 SF (2.2 Floor Area Ratio (FAR)), 4-story mixed-use building on Lot 11 which is approximately 10,000 SF. The proposed building would provide approximately 18 dwelling units, of which 5 or 6 units would be affordable for low- to moderate-income households under MIH Option 1 (25% of units affordable at 60% AMI) or Option 2 (30% of units affordable at 80% AMI). The proposed building would include 13 vehicle parking spaces at the cellar level. The application also proposes extension of an existing C2-3 overlay mapped to the north along Liberty Avenue to the rezoning area that would allow development of ground floor commercial space on the site. The portions of Lots 5, 6, 7, 8, & 9 to be rezoned are approximately 5 feet in depth. This proposed rezoning would eliminate the existing split zoned lots;
- o Within a 600-foot radius of the rezoning and development area, the zoning is primarily zoned R3A, R3-2, R4A, R5, R6B/C2-3, and R6A/C2-4. The surrounding uses range from single- and two-family homes to six- and seven-story residential buildings, as well as grocery stores, restaurants and beauty parlors along Liberty Ave. The development site is within a mile of two schools (P.S. 121 and 050) and Norelli-Hargreaves Playground, and is served by the Q9 and Q112 bus lines on Liberty Ave and its eastern boundary, the Van Wyck Expressway;
- o Community Board 10 (CB10) approved the application by a vote of twenty-nine (29) in favor, one (1) against, and none (0) abstaining at a public hearing held on September 2, 2021. There were no speakers for or against the application;

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RECOMMENDATION

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

- The developer should use union labor for construction of the project and for the permanent maintenance and operations jobs when the building is completed;
- Local businesses should be recruited and considered as tenants for the proposed new commercial space;
- The proposed construction should be built using the highest sustainability and energy efficiency standards available for the new building;
- A minimum 30% goal to include MWBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project.



PRESIDENT, BOROUGH OF QUEENS

10/27/2021
DATE