

Queens Borough President Recommendation

APPLICATION: ULURP # #N210193 ZRQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 18517 Hillside LLC pursuant to Section 201 of the New York City Charter for an amendment of the New York City Zoning Resolution modifying Appendix F for the purposes of establishing and mapping a Mandatory Inclusionary Housing area. (Related ULURP #210192 ZMQ)

PUBLIC HEARING

A Hybrid Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard and livestreamed on www.queensbp.org on 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:

- o This application was filed proposing zoning text amendments that would amend Appendix F to map and establish the area to be rezoned as a Mandatory Inclusionary Housing Area, and extend to boundary of the Special Downtown Jamaica District to include the rezoning area to be rezoned. The Special Downtown Jamaica District was designed to enhance the neighborhoods proximity to multimodal transportation, focus development along major streets and transportation corridors. Among those provisions is a transition rule limiting building heights where higher density areas abut lower density areas with smaller buildings;
- o The applicant has filed an application (ULURP #210192 ZMQ) that proposes to rezone the northside blockfront of Hillside Avenue between Dalny Road and Chelsea Street from an R3X and R6A/C2-4 District to an R7A/C2-4 District. The affected properties include Block 9954, Lots p/o 1, p/o 70/ p/o 66, p/o 56 and p/o 49;
- o The proposed rezoning to R7A/C2-4 only covers parts of the affected lots because these lots range in depth from 100 Feet to 160 Feet with frontage on Hillside Avenue. The proposed rezoning would cover the majority of these lots. The remaining smaller portions of those lots would remain in an R3X District. The area to be rezoned abuts Jamaica Estates to the north which is developed with single-family homes on large lots. The existing and proposed zoning districts are contextual zoning districts which are meant limit building heights in relation to the surrounding neighborhood;
- o The applicant owns 185-17 Hillside Avenue (Block 9954, Lot 56) and is proposing to build a nine-story building with 48 apartments (including 12 affordable units - MIH Option 1 25% units @ 60% AMI) above 4423 SF of ground floor retail space. Parking for 27 vehicles (18 required) and 24 bicycles would be provided in the rear yard with access from Hillside Avenue. The site was formerly used as a veterinary hospital that has been closed for many years;
- o Hillside Avenue is a major thoroughfare developed with a mix of commercial, retail and residential buildings. Of the five lots to be rezoned two are already developed with six-story apartment buildings at 185-01 Hillside Avenue (Block 9954, Lot 56) and 87-46 Chelsea Street (Block 9954, Lot 49) located on either side of the applicant's property. The proposed rezoning would bring these building into compliance. The two other properties on the block 184-01 Hillside Avenue (Block 9954, Lot 1) and 184-17 Hillside Avenue (Block 9954, Lot 70) are respectively developed with a one-story bank and laundromat. The areas north and south of Hillside Avenue are predominantly developed with single-family housing;
- o Community Board 8 has not yet taken a position on this application. We have been informed that CB 8 will be considering this application and provide input this September.

RECOMMENDATION

The applicant's proposed residential development would be built between two existing 6-story residential buildings on Hillside Avenue. The inclusion of the rezoning area in the Special Downtown Jamaica District would require new development to transition down to the shorter buildings in the lower density districts as required in the special district.

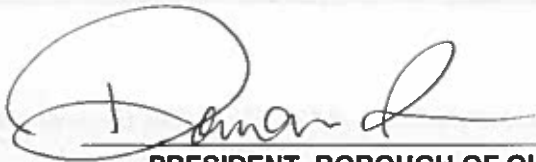
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Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- There should be a minimum 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 has been reached;
- As discussed during the public hearing, there should be meeting space provided in the building where the tenants could gather or hold meetings as needed.



PRESIDENT, BOROUGH OF QUEENS

8/19/2021

DATE