

Queens Borough President Recommendation

APPLICATION: ULURP #210189 ZMQ

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Belkin Burden Goldman LLP on behalf of 99-20 Realty Corp., pursuant to Section 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District bounded by 27th Avenue, 100th Street Astoria Boulevard, and 99th Street, Borough of Queens, Community District 3, as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-640

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 2, 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. 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 to map a C2-3 commercial overlay onto an existing R3-2 District that would allow development of retail stores on the blockfront on the north side of Astoria Boulevard between 27th Avenue and 100th Street (Block 1379, Lots 14, 15, 17, 23);
- o The proposed retail space would be a 5,573 SF one-story and cellar building on the applicant's irregularly shaped property (Lots 14 and 23) with frontage on Astoria Boulevard. The building would be subdivided into retail stores (approximately three) with cellar storage. No parking would be provided because a waiver is allowed in C2-3 Districts where the required parking for new development is less than 25 cars. The sidewalk on 27th Avenue would be widened by five feet. There are no redevelopment plans for the other affected properties Lots 15 and 17;
- o The four lots to be mapped with the commercial overlay are located on a triangular block. The blocks directly to the east and west of the site and across Astoria Boulevard to the south are mapped with C1-3 commercial overlays in R6B and R3-2 Districts. Lot 14 is developed with a home that would be demolished. Lots 17 and 23 are vacant. Lot 15 is developed with an occupied residence. Astoria Boulevard is a major thoroughfare and portions are developed with commercial and retail businesses. The areas north and south of Astoria Boulevard around the development site are mostly developed with 2-story residences;
- o The Community Board 3 (CB 3) Land Use Committee voted to recommend approval of this application to the full board. However, CB 3 voted to disapprove a motion to approve (11 in favor, 22 against) this application, and then approved a second motion to disapprove (21 in favor, 12 against) this application, at the November 18, 2021 monthly meeting, for the following concerns that were raised: construction related damage/impacts on the abutting property; commercialization of the entire block; traffic generated by new retail stores; lack of parking;
- o During the Borough President's Land Use Public Hearing the applicant's representative addressed the issues raised by Community Board 3. The applicant stated that attempts had been made to contact the adjoining property owner. A letter had been sent to the neighbor that was copied to Community Board 3 regarding potential construction impacts and that the applicant would provide financial assistance with insurance coverage for construction related damage and other professional fees. There was one speaker representing Community Board 3 (CB 3) who elaborated on the concerns raised regarding the proposed construction. The main concern was potential construction impacts on the abutting semi-attached property and lack of clarity as to what the actual construction would entail because plans were not made available for review.

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QUEENS BOROUGH PRESIDENT RECOMMENDATION

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RECOMMENDATION

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

- To protect the abutting owners building, there should be a preconstruction survey of existing conditions that would be useful in case there are any structural changes or impacts related to the proposed construction;
- A letter with proof of receipt establishing a point of contact for the project site with a phone number, email address should be sent immediately to the neighboring property owner;
- During construction precautions should be taken to minimize any demolition and construction impacts including traffic disruptions, noise, and vibrations;
- As soon as construction drawings are finalized and available these should be shared with Community Board 3 and the adjoining property owner for review.



PRESIDENT, BOROUGH OF QUEENS

12/6/2021
DATE