

# Queens Borough President Recommendation

**APPLICATION:** 189-10 Northern Boulevard Commercial Overlay  
**COMMUNITY BOARD:** Q11

## DOCKET DESCRIPTION

**ULURP #220218 ZMQ – IN THE MATTER OF** an application submitted by Sheldon Lobel P.C. on behalf of Prince St 606 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10b & 14a:

1. changing from an R3X District to an R3-2/C2-3 District property bounded by a line midway between Northern Boulevard and 43rd Road, a line 100 feet northerly of 43rd Road and 189th Street; and
2. establishing within the existing and proposed R3-2 District a C2-3 District bounded by Northern Boulevard, 192nd Street, a line 100 feet northerly of 43rd Road, and 189th Street;

Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated January 3, 2023, and subject to the conditions of CEQR Declaration E-708.

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, March 16, 2023 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 three (3) 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:

- The Applicant is proposing to rezone existing R3X and R3-2 Districts to an R3-2/C2-3 District in the Auburndale neighborhood of Queens. The area to be rezoned (Block 5513, Lots 8, 10, 11, 12, 22, 27, and p/o 5, aka the "Rezoning Area") is bounded by Northern Boulevard to the north, 192nd Street to the east, a line 100 feet northerly of 43rd Road to the south, and 189th Street to the west. The Applicant is proposing to develop a mixed-use commercial building;
- The Proposed Development would include a three-story, approximately 40-foot tall, 14,863-SF (1.51 FAR) commercial and community facility building with 29 cellar-level and 6 ground-level parking units. The ground floor is proposed for retail, the second floor is proposed for commercial office space, and the third floor is proposed for community facility space, to be occupied by a daycare center or an ambulatory diagnostic treatment/senior citizen center;
- The Development Site (Lot 11) is an approximately 9,838-SF interior lot owned by the applicant. The Development Site has approximately 84 feet of frontage on Northern Boulevard and a total lot area of approximately 9,838 square feet. Lot 11 is located primarily within the R3-2 zoning district, with a small portion of the rear located within the R3X zoning district. The site is currently a vacant lot;

- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R3-2, R3-2/C2-2, R3X, R2, and R4. The surrounding uses are mainly one-, two-, and multi-family residential buildings, with one- to two-story commercial buildings along Northern Boulevard, a main commercial corridor in the neighborhood. Multiple medical and retail establishments populate Northern Area near the rezoning area. The Q13, Q12, QM3, and Nassau County N20G buses run along Northern Boulevard, and the Auburndale LIRR station is located about a half-mile from the proposed development;
- The 2010 Auburn-Oakland Gardens-Hollis Hills rezoning downzoned a few of the lots in the project area from R3-2 to R3X, where the R3-2 lots were decreased in size to a depth of 100ft from Northern Blvd. This rezoning was designed to preserve the low density of the general area;
- At a public hearing held on March 13th, 2023, Community Board 11 (CB11) voted to oppose the application with twenty-seven (27) against, ten (10) in favor, and zero (0) abstentions. Three (3) public members spoke in opposition of the application during the public hearing, citing the possible shadows from the new development and the precedent of rezoning the area for higher density. The Applicant's representative stated that many properties along Northern Boulevard already have a commercial overlay, so the zoning change would be largely contextual;
- At the Borough President's Land Use Public Hearing, the Chief of Staff represented the Borough President. Within the presentation, the Applicant's representative demonstrated that the other businesses along Northern Boulevard on Block 5513 would come into conformance with the commercial overlay, therefore they did not think a Board of Standards and Appeals (BSA) application was appropriate for the Development Site. The Chief of Staff inquired about the site owner's M/WBE and local hiring goals, as well as the effect any shadow would have on the adjacent properties. The Applicant team responded that they intended to meet the 30% minimum goal, and in regards to shadows the environmental consultant stated the building's northern orientation and the proposed setback in the rear of the building would preclude any significant shadows in any direction, and there was no need for further analysis to study this issue. Two public speakers testified against this application, citing similar concerns brought up at the CB11 public hearing;
- The Borough President's Office received one (1) letter of written testimony on this application. The letter was written in opposition of the application by the Auburndale Improvement Association. The letter stated that the rezoning was too far-reaching, and a BSA application would allow the community to give their input business-by-business.

## RECOMMENDATION

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

- There should be a minimum 30% goal to include M/WBE 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. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- In terms of sustainability and resiliency goals, the Applicant should
  - Add passive natural landscaping along the Development Site for better drainage,
  - Use permeable pavement where possible,
  - Add solar panels (or an equally sustainable design) to the Proposed Development's roof,
  - Consider LEED Silver, Gold or Platinum certification,
  - Install electric vehicle chargers at 30% of parking spaces, and
  - Demonstrate site plans for safe bicycle/car traffic patterns going in and out of the parking lot.



**PRESIDENT, BOROUGH OF QUEENS**

03/28/2023

**DATE**