

# Queens Borough President Recommendation

**APPLICATION:** 166-11 91st Avenue Special Permit  
**COMMUNITY BOARD:** Q12

## DOCKET DESCRIPTIONS

**ULURP #230262 ZSQ – IN THE MATTER OF** an application submitted by Amar 16611 91st, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District, Borough of Queens, Community District 12. (Related ULURP #N230263 ZRQ).

**ULURP #N230263 ZRQ – IN THE MATTER OF** an application submitted by Amar 16611 91st, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated June 12, 2023 (Related ULURP #230262 ZSQ).

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President both in-person at 120-55 Queens Boulevard, Borough President’s Conference Room, Kew Gardens NY 11424 and virtually livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, October 12 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 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 seeking a special permit for the construction of a mixed-use building. Though this is in a recently rezoned area, there are relatively stronger height limitations on this development due to the narrow, smaller size of the lot. The permit will allow a development consistent with the height and setback regulations of the Special Downtown Jamaica District. The Special Permit would permit a building with a maximum height of 145 feet and total zoning floor area of 20,649 sf (6.00 FAR) of which approximately 19,112 sf will be residential (5.55 FAR) and approximately 1,537 sf will be for community facility use (0.455 FAR);
- The Proposed Development is an approximately 24,453 sq ft, 145ft tall mixed-use building with residential and 3,432 sq ft of community facility space, which will possibly be a medical office according to the developers. The building will have 14 stories and 28 residential units. 6 of those units will be affordable, pursuant under MIH Options I or II. There will be no parking spaces due to the lot size;

- The Development Site (Block 9796, Lot 47) is a 3,442-SF interior lot with 44 feet of frontage along 91st Avenue. The existing curb cut partially fronts both the Project Site and the neighboring house of worship. The site is currently vacant. A three-story multi-family residential building present on the lot since its construction in the 1920s was affected by a fire in 2019 and subsequently demolished in 2020;
- Within a ¼-mile of the Project Area, the predominant zoning districts are R6A, R7A, C6-2, and C6-3. The surrounding uses are mainly commercial establishments along Jamaica Avenue, residential apartment buildings, and some one- and two-family homes. The closest train stations are the 169<sup>th</sup> Street F train station and the E/J at Jamaica Center. The Q6, Q8, Q9, Q17, Q41, and many other buses can be taken near the development;
- At a public hearing held on September 20<sup>th</sup>, 2023, Community Board 12 (CB12) voted to approve this application with thirty (15) in favor, zero (11) against and zero (0) abstaining. There were two conditions the developer agreed to abide by: emphasizing to potential residents that there will be no car/e-bike parking with indicative signage and no construction during late nights and weekends;
- At the Borough President's Public Hearing, the Borough President asked the applicant a number of questions related to the application: which Mandatory Inclusionary Housing (MIH) Option the project would include; the minimum percentage of M/WBE and local hiring; sustainability features such as the rooftop type; and the proposed medical office within the community facility space. In regards to the MIH Option question, the applicant explained they are in conversation with the Council Member, but are currently considering eight (8) units set aside at MIH Option 2 (or, 30% of the residential floor area set aside for an averaged 80% AMI). In response, the Borough President strongly pushed for the Applicant to utilize Option 1 instead. The applicant stated they would do their best to meet a hiring goal minimum of 30%, and that they anticipate approximately 100-120 jobs within construction alone. They also stated that because this is a small family project, they would likely have to use non-union labor. In response to the sustainability question, the applicant confirmed that the rooftop would be designed with solar panels and green features, and the building would be fully electric. The Applicant also agreed to paint the rooftop white. The first-floor, rear rooftop would be a recreational area for tenants. Lastly, the applicant confirmed they are considering medical office space.

**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;
- The Applicant should utilize MIH Option 1 (or, 25% of residential floor area set aside for an averaged 60% AMI) with the Proposed Development. Deeper affordability is key to stabilizing Downtown Jamaica's housing stock; and
- The Applicant should follow through on painting the rooftop white, as well as installing solar panels and other green features.

  
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 PRESIDENT, BOROUGH OF QUEENS

10/25/2023  
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 DATE