

Queens Borough President Recommendation

APPLICATION: Ocean Crest Rezoning
COMMUNITY BOARD: Q14

DOCKET DESCRIPTIONS

ULURP #230041 ZMQ – IN THE MATTER OF an application submitted by TCB Beach Channel Drive Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a by

1. changing from an R4-1 District to an R6A District property bounded by Ocean Crest Boulevard, a line 175 feet northeasterly of Beach 32nd Street, a line 100 feet southeasterly of Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, and Beach 32nd Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated January 30, 2023, and subject to the conditions of CEQR Declaration E-702. (Related ULURP #N230042 ZRQ)

ULURP #N230042 ZRQ – IN THE MATTER OF an application submitted by TCB Beach Channel Drive Limited Partnership 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 14, as shown on a diagram (for illustrative purposes only) dated January 30, 2023, and subject to the conditions of CEQR Declaration E-702. (Related ULURP #230041 ZMQ)

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, April 13, 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 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 proposing to rezone an existing R4-1 to an R6A district in the Bayswater neighborhood of Queens. The area to be rezoned includes Block 15714, Lots 1, 7 and 18 (the “Rezoning Area”), which is generally bounded by Ocean Crest Boulevard and a line 100 feet southeasterly of Ocean Crest Boulevard to the north, a line 175 feet northeasterly of Beach 32nd Street to the west, Beach Channel Drive to the south, and a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, and Beach 32nd Street to the east. The proposed rezoning would facilitate the development of a mixed-use residential and community facility building;

- The Proposed Development is an approximately 80-foot, eight-story 90,985-SF mixed-use building, including an approximately 1,991-SF ground-floor community facility space (a potential daycare facility) and 106 residential units (approximately 88,994 SF). The residential units will be 100% affordable for residents earning 30%, 40%, 50%, 60% and 80% of the Area Median Income (AMI). There will be 27 parking spaces provided by the building, along with 25 parking spaces using land provided by the neighboring building. In terms of sustainability practices, the Proposed Development intends to comply with the Enterprise Green Communities Program, which includes high-efficiency wall, window and HVAC systems, LED lighting, and solar panels;
- The Development Site (Block 15744, Lot 7) is a 58,324-SF irregularly shaped lot with 296 feet of frontage along Beach Channel Drive. Approximately 36,000 SF of the Development Site is currently improved with a six-story, 114,834 residential building built in 1958. There was once a swimming pool on the northwestern portion of the site, but it was covered for additional parking. Due to the parking spaces being underutilized, this portion will be used for the Proposed Development;
- Within a ¼ mile of the Rezoning Area, the predominant zoning districts include R3-2, R4-1, R4A, and R6/R6A with C2-2 overlays. The surrounding uses are mainly mid-rise residential buildings, multifamily homes, and a shopping center across the street from the Development Site. Bayswater Park is also across the street, and the area is served by the A train at Beach 36th Street and the Q22;
- At a public hearing on March 14, 2023, Community Board 14 (CB14) voted to deny this application with nineteen (19) in favor, two (2) against, and two (2) abstentions. There were no conditions noted, but the Board did include reasons for their disapproval: the Proposed Development's height is too tall and out of context with the adjacent 1- and 2-family homes; the approximately 12,000 new housing units being developed throughout the Rockaways are already straining resources and would prevent effective weather-event evacuation; and the shadow impact on surrounding buildings may have a negative impact;
- At the Borough President's Public Hearing, the Applicant team gave a presentation. The Borough President asked about M/WBE and local hiring goals, along with shadow impacts and the existing parking lot. The Applicant team stated they have hired locally for other projects within the neighborhood, and plan to work with community nonprofit organizations to source labor, to which the Borough President replied should be put in writing. The Applicant team's environmental consultant stated that the focus of shadows in the CEQR guidelines includes "sunlight sensitive resources," which in this case only applies to Bayswater Park, not surrounding residences. The Borough President also asked if the developers will pave the remaining parking space for the neighboring building. The Applicant team said the neighboring building has already budgeted for the paving, and their help won't be needed;
- The Borough President's Office received copies of correspondence in support of the Proposed Development originally addressed to the CB14 chair. The Office received four (4) letters in support from local nonprofit organizations such as the Church Avenue Merchant Block Association (CAMBA), Far Rockaway Arverne Nonprofit Coalition (FRANC), Ocean Bay Community Development Corporation (Ocean Bay CDC), and the Rockaway Development and Revitalization Corporation (RDRC), as well as eleven (11) supportive petition signatures from local residents.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with 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 increase the total number of units at 30% AMI to include more lower-income residents;
- During and after lease-up, the Applicant should report the number of units secured by Rockaway residents (as per HPD's Community Preference policy) to the Borough President and the Council Member; and
- The Applicant team should send a signed letter of commitment addressing comments made at the April 13th Land Use Public Hearing.



PRESIDENT, BOROUGH OF QUEENS

04/19/2023

DATE