CITY PLANNING COMMISSION

March 4, 2015/Calendar No. 16 C 120403 ZMQ

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and

2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

Borough of Queens, Community District 7, as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

This application for an amendment to the Zoning Map (C 120403 ZMQ) was filed by CG & J Realty, LLC on June 13, 2012, to rezone a portion of a block from an R6/ C2-2 District to a C4-3 District to facilitate the construction of a mixed-use, eleven-story building in the Flushing neighborhood of Queens Community District 7.

BACKGROUND

The applicant, CG& J Realty, LLC, proposes a Zoning Map amendment changing an R6/ C2-2 District to a C4-3 District to facilitate the construction of an approximately 214,539 square-foot, eleven-story, mixed-use building containing hotel, residential, commercial and community facility uses at 137-61 Northern Boulevard (Block 4960, Lot 29). The project site is owned by the applicant and located at the northwest corner of Northern Boulevard and Leavitt Street in an R6/C2-2 zoning district. The property is a trapezoidal-shaped, approximately 31,712 square-foot lot developed with a one-story supermarket and an accessory parking lot.

Abutting properties include one- to three-family residential buildings to the north and the Flushing Town Hall, a designated landmark, and a city-owned parking lot to the west. Nearby properties along Northern Boulevard are zoned R6, R6/C2-2, C4-2 and C4-3 and reflect a mix of commercial, community facility and residential uses in buildings ranging in height from one to eight stories. A ten-story apartment complex is located one block north of the project site at 35th Avenue between Linden Place and 137th Street. Board of Standards and Appeals approval was granted in 2005 (156-03 BZ) to facilitate the construction of a seventeen-story mixed-use building on the site of the former RKO Keith's theater located two blocks west of the project site.

The project site is immediately north of Flushing's Central Business District (CBD), an area that has experienced a number of new mixed-use developments. Since 2002, three rezoning actions were sought near the project area to facilitate new mixed-use developments. In May 2011 the City Planning Commission approved a Zoning Map amendment, changing the zoning from M1-1 to R6/C2-2, to facilitate development of a seven-story, mixed use building (C 070210 ZMQ) on a site located at the northeast corner of Northern Boulevard and Prince Street. In June 2010, the Commission approved a zoning change from M1-1 to R6/C2-2 to facilitate construction of a mixed-use, eleven-story building at 35th Avenue and Prince Street (C 030223 ZMQ). A large-scale development project known as Flushing Commons, which consisted of a rezoning (C 100207 ZMQ) from C4-3 to C4-4 and related actions to facilitate the development of 1.16 million square feet of mixed-use space on a five-acre lot bounded by 37th Avenue, Union Street, 39th Avenue and 138th Street, was approved on June 23, 2010.

The area currently proposed for rezoning is well served by both roads and mass transit. The development site is located along Northern Boulevard, a major east–west thoroughfare connecting Queens with Nassau County. Approximately one-half mile west of the site, Northern Boulevard intersects with the Van Wyck Expressway, providing access to the Whitestone Bridge and John F. Kennedy Airport. The development site is also well served by NYCT and Nassau Inter-County Express (NICE) bus services with numerous bus lines that serve as an intermodal hub to the 7 train terminal station and MTA's Long Island Railroad in Downtown Flushing.

The existing R6 District permits a maximum residential floor area ratio (FAR) of 2.43 or 3.0 FAR on a wide street using the Quality Housing Program and a maximum community facility FAR of 4.8. The existing C2-2 commercial overlay permits Use Groups 1 through 9 and 14 and a maximum commercial FAR of 2.0. The proposed C4-3 district permits Use Groups 1 through 6, 8, 9, 10 and 12 and a commercial FAR of up to 3.4, a residential FAR of between 0.78 and 2.43, and a community facility FAR of up to 4.8.

The rezoning would facilitate the development of a new mixed-use building that would include residential, retail, hotel and community facility uses. The proposed building would include eleven stories with a basement and a cellar, and rise to a maximum height of 123 feet for a total of approximately 152,000 square feet or 4.8 FAR. The proposed project would contain approximately 10,000 square feet of commercial retail, approximately 97,000 square feet of hotel space, approximately 7,000 square feet of community facility space, and approximately 37,000 square feet of residential space. This would entail 191 hotel rooms and 43 residential dwelling units. The second through eighth floors of the building would contain the hotel. Residential apartments would be located on the ninth through eleven floors. The ground floor of the building would include retail space, the lobby and drop-off area of the hotel, along with its restaurant and meeting rooms. The residential lobby and loading berth would front on Leavitt Street.

The building would also include 155 accessory parking spaces in the cellar and first floor, accessed via a ramp from Leavitt Street. This below grade parking would be accessible by two vehicle elevators from the first floor. The proposal for the development also includes 33 bicycle parking spaces within the cellar.

ENVIRONMENTAL REVIEW

This application (C 120403 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality

Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13DCP106Q. The lead is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on October 20, 2014. The lead agency has determined that the proposed actions will have no significant effect on the quality of the environment. To avoid the potential for significant adverse impacts related to noise and hazardous materials, an (E) designation has been incorporated into the proposed action, as described below:

The (E) designation requirements related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum window-wall attenuation of 31 dB(A) along the project's Northern Boulevard façade and 28 dB(A) on other building facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The text for the (E) designation related to hazardous materials is as follows:

Task 1
The fee owners of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the Mayor's Office of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for a laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by OER if the results indicate that remediation is necessary.

If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owners of the lot restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owners of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

UNIFORM LAND USE REVIEW

This application (C 120403 ZMQ), was certified as complete by the Department of City Planning on October 20, 2014, and was duly referred to Community Board 7 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 7 held a public hearing on the application (C 120403 ZMQ) on December 15, 2014 and on that date, by a vote of 24 in favor, 9 opposed and 0 abstaining, adopted a resolution recommending approval with the condition that certain changes to the site plan are implemented as per a report from the Land Use Chair dated December 5, 2014.

Borough President Recommendation

This application (C 120403 ZMQ), was considered by the Queens Borough President who issued a recommendation approving the application on January 21, 2015 with the condition "that the applicant should conform to the modifications suggested by CB 7 to alter vehicular access to the drop off area and the parking garage, lowering of a wall and installation of a mirror to promote better visibility exiting the garage."

City Planning Commission Public Hearing

On January 21 2015 (Calendar No. 2), the City Planning Commission scheduled February 4, 2015 for a public hearing on this application (C 120403 ZMQ). The hearing was duly held on February 4, 2015 (Calendar No. 18). There were two speakers in favor of the application and no speakers opposed.

The speakers included the applicant's representative and architect. The applicant's representative summarized the proposed rezoning and the project. He stated that while the existing R6/C2-2 zoning district would permit a building similar in height and bulk to the proposed structure, it would not permit the proposed hotel use. He described how sensitivity to the adjacent landmark building, Flushing Town Hall had been incorporated into the proposed building's design as a result of discussions with representatives of Flushing Town Hall. He also described how the proposed building would address some safety concerns by reorienting access

points to the eastern end of the site along Leavitt Street to minimize pedestrian and vehicular traffic impacts and how the proposed open plaza would help activate the sidewalk. He noted also that the applicant has agreed to provide community facility meeting space to the Community Board and local civic groups at no cost.

The architect described the energy saving aspects of the building's design and stated that the building would help enliven an area that is normally without activity and dark at night.

CONSIDERATION

The Commission believes that this application (C 120403 ZMQ) is appropriate.

The Commission notes that the proposed rezoning from R6/C2-2 to C4-3 would facilitate the development of an eleven-story, mixed-use building at the northern edge of Downtown Flushing, a regional center in Queens. The Commission believes that the proposed C4-3 zoning district would allow new development with heights and densities similar to those permitted in the existing R6/C2-2 zoning district, but notes that the proposed C4-3 would allow the hotel use which is a major component of the proposed project.

The project site is located along Northern Boulevard, a major thoroughfare and wide street that is characterized by a mix of land uses and a range of building heights from one to eight stories along the boulevard and a few ten- and twelve-story buildings one block north and one block south of the boulevard. The Commission believes that there is a growing trend towards mixed-use developments at Downtown Flushing's northern edge in the R6/C2-2 zoning district.

The Commission acknowledges that Community Board 7 and the Queens Borough President recommended approval of the proposed rezoning action with the condition that certain changes to the site plan are implemented. While the Commission is pleased by the applicant's desire to work with the community board and the adjacent landmark building in providing a building design that is both sensitive to the adjacent buildings and addresses traffic-related and parking concerns, the Commission recognizes that the plans submitted by the applicant related to this

proposed rezoning are merely illustrative, and therefore conditions related to specific site plans are beyond the scope of the proposed action and the Commission's purview.

The Commission believes that the proposed expansion of an existing C4-3 district recognizes the potential for the expansion of a mix of residential, community facility and commercial uses at this location just north of Downtown Flushing, which is a vital business center and major regional hub.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment, and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective December 15, 1961, is further amended by changing the Zoning Map, Section 10a:,

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and

2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

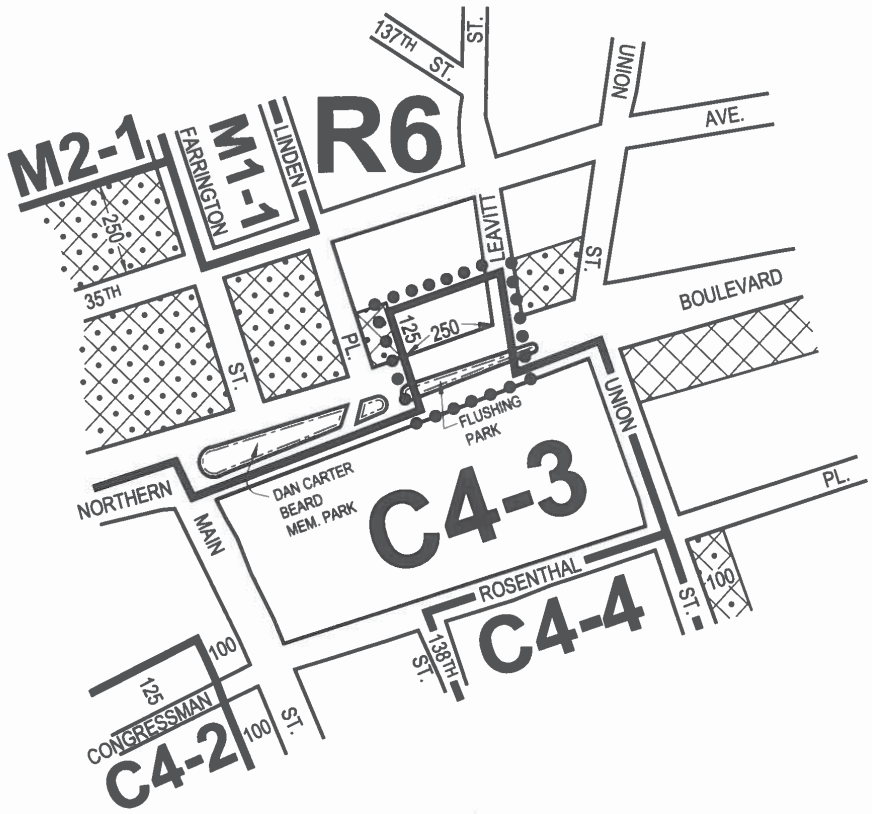
Borough of Queens, Community District 7, as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

The above resolution (C 120403 ZMQ), duly adopted by the City Planning Commission on March 4, 2015 (Calendar No. 16) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, BOMEE JUNG, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners

C.D. 07

C 120403 ZMQ



CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

10a

BOROUGH OF

QUEENS

New York, Certification Date
OCTOBER 20, 2014

J. Miraglia, Director
Technical Review Division

SCALE IN FEET

400 0 400

NOTE:

Indicates Zoning District Boundary.

The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-2 District from within an R6 District, and changing an R6 District to a C4-3 District.

Indicates a C1-2 District.

Indicates a C2-2 District.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 120403 ZMQ**	Project Name. **Xu Hotel & Residences Rezoning**
CEQR Number: 13DCP106Q	Borough(s): Queens Community District Number(s) 7

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable

Docket Description

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and

2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

Borough of Queens, Community District 7, as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

Applicant(s):	Applicant's Representative:
CG& J Realty, LLC 134-03 35th Avenue Flushing, NY 11354	Eric Palatnik Eric Palatnik P.C 32 Broadway, Suite 114 New York, NY 10004

Recommendation submitted by:
COMMUNITY BOARD #7

Date of public hearing: 12/15/2014 Location: UNION PLAZA CARE CENTER 33-23 Union Street, 9th Floor, Flushing

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 12/15/2014 Location: UNION PLAZA CARE CENTER 33-23 UNION STREET, 9th Fl. FLUSHING, NY

RECOMMENDATION

[ ] Approve
[X] Approve With Modifications/Conditions (see attached)
[ ] Disapprove
[ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting
In Favor: 24 # Against: 9 # Abstaining: 0 Total members appointed to the board: 45

Name of CB/BB officer completing this form	*Title*	*Date*
EUGENE T. KELTY	CHAIRPERSON	12/22/2014

TO: Gene Kelty – Chair CB#7
FROM: Chuck Apelian – Land Use Chair CB#7 **PUBLIC HEARING 12/15/14**
RE: 137-61 Northern Blvd. – The Xu Hotel and Residences
DATE: December 5, 2014

The Committee met November 19 and December 5, 2014 and the attendance sheets are attached.

The Applicant wishes to change his existing zoning from R6/C2-2 to match the neighboring C4-3 district. The proposed C4-3 district would be mapped for 125 feet north of Northern Blvd. and the existing 150 foot C2-2 overlay would be removed. The 25 foot area that would lose the overlay are all residential or vacant properties and most front northerly onto the very narrow Carlton Place and this elimination would have not negative impact on future development.

The overall Bulk of 4.8 FAR for the Site would remain, as would the 2.42 R-6 Residential Bulk and the overall Community Facility Bulk of 4.8; however, the Commercial Bulk would increase from 2.0 FAR to 3.4 FAR and would allow for more permitted uses including a Hotel, which is the impetus for the rezoning.

The Applicant has been in constant dialogue over the past ten years with neighboring Flushing Town Hall. Design and set backs have been coordinated so this new development remains a good neighbor. As per letter (see attached) written by Flushing Town Hall to the applicant dated October 9, 2014, "specifically reducing the height of the building that abuts the fence at Flushing Town Hall's Garden, setting back the second floor and higher floors so there is a greater measure of privacy in our gardens; eliminating any public use of the first and second floor rooftop terrace overlooking our garden, and curving part of the building to allow a great visibility of Flushing Town Hall along Northern Blvd. We believe all of these modifications will help maintain the integrity of Flushing Town Hall's physical presence in the neighborhood."

All entrances to the new Hotel will be located at Leavitt Street at the eastern end of the site, and the Applicant also agreed to place the Community Facility space at the eastern end of the parcel so as to minimize pedestrian and vehicular traffic impact to Flushing Town Hall. The Applicant also agreed to allow Flushing Town Hall and other Community Groups the use of the new Community Facility Space at no cost, when needed and available.

The Committee had concern about access and egress flow to the Hotel lobby drop-off and to the underground parking. The Applicant revised plans to our Committee's approval. The project will provide 155 underground valet parking spaces, which are in excess of the 110 required and ensures that each of the 43 residential units will have 100% parking, a standard requirement originally introduced by CB#7 over 20 years ago, which still remains an essential for all new land use applications in our Board.

The Committee decided by a unanimous vote of 14-0 to approve the application.

Respectfully submitted,

Chuck Apelian
Committee Chair
Land Use Chair
Vice Chair – CB #7

Queens Borough President Recommendation

APPLICATION: ULURP# C120403 ZMQ **COMMUNITY BOARD: Q07**

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and

2. changing from an R6 District to a C4-3 District property bounded by a line 125 feet northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

Borough of Queens, Community District 7 and subject to the conditions of CEQR Declaration E-355.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on January 15, 2015 at 10:30 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 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 their property located at 137-61 Northern Boulevard and portions of six other lots as well as a majority of the parkland in the median of Northern Boulevard. The proposed zoning map amendment would rezone an R6/C2-2 district to a C4-3 district and remove the C2-2 commercial overlay. The new C4-3 district would extend 125 feet from the centerline of the southern portion of Northern Boulevard and 250 feet from the centerline of Leavitt Street. This rezoning will extend an existing C4-3 district mapped on the south side of Northern Boulevard to the northern side of the street;

- The existing R6 district/C2-2 overlay permits residential uses with an allowable floor area ratio (FAR) of 2.43 or 3.0 with Quality Housing program, community facility use up to an FAR of 4.8 and an FAR of 2.0 for local commercial/retail uses. Hotels are not allowed as-of right in the R6/C2-2 overlays. The C4-3 district allows residential uses 2.43 to 3.0 (Quality Housing), 4.8 FAR for community facility uses and 3.4 FAR for commercial uses. The C4-3 district also allows a wider range of regional commercial uses including hotels;

- The applicant is proposing an 11-story 152,219 sf mixed-use building containing residential, hotel, retail and community facility uses. The maximum height of the proposed building is 123 ft. The proposed 4.8 FAR project will include 10,420 sf of retail space, a 97,401 sf of hotel, 7,037 community facility space and 37,361 sf of residential space. There would be 155 attended accessory parking spaces on the first floor and cellar, 33 bicycle parking spaces. Retail space would be located on the ground floor, 191 hotel rooms on the 2nd through 8th floors, with 43 residential units on the 9th to 11th floors. The market rate residential units will consist of mostly one bedroom units and some two-bedroom units. The basement floor of the building would contain retail space, the lobbies for hotel and residential uses, drop-off area and loading berth and access to the parking lot on Leavitt Street. The cellar level will contain 110 parking spaces and 6 reservoir spaces which will be accessed through two vehicular elevators from the first floor. The first floor will contain 45 parking spaces and 8 reservoir spaces which will be accessed via a ramp from Leavitt Street. There will be two curb-cuts on Leavitt Street one for egress and ingress to the parking lot and one for hotel drop-off;

Continued.....

- The project site is a 31,712 sf trapezoidal lot, currently developed with a supermarket and accessory parking lot which is accessed from Northern Boulevard. Adjacent to the north of the site are 6 one- and two-family homes and one four-story multi-family building and portions of these lots are part of this rezoning where it will be a R6 district without commercial overlay;

- The area surrounding the site is within the Central Business District of Flushing and is composed of a varied mixture of land uses, such as low and medium density housing, commercial, retail, medical office, hotels and light manufacturing. The landmarked Flushing Town Hall is located directly west of the site on an adjoining lot. Ground floor commercial retail is concentrated along 35th Avenue, Northern Boulevard and Prince Street. Medical offices and hotels are scattered throughout the surrounding area. Light manufacturing, transportation and transportation and utility uses are concentrated north of 35th Avenue and west of Linden Street within M1 and M2 manufacturing districts near College Point Boulevard;

- The applicant has had extensive contact with the leadership of the Flushing Town Hall throughout the planning process. The result of the consultation are a building design and setbacks that have been coordinated with the Flushing Town Hall. Ellen Kodadek, Executive and Artistic Director of Flushing Council on Culture and the Arts (FCCA) at Flushing Town Hall and Howard Graf, President, FCCA Board of Directors wrote a support letter for the proposed project dated October 9, 2014;

- Community Board 7 (CB 7) approved this application with modifications by a vote of twenty-eight (28) in favor with nine (9) against and none (0) abstaining at a public hearing held on December 15, 2014. CB 7's modifications were agreed upon by the applicant are reflected in traffic flow changes for the hotel drop-off and some safety measures to the entrance and exit of the parking lot such as lowering wall between the loading berth and the ramp and installation of a curved mirror for better visual clearance.

- At the Borough President Land Use Public Hearing, the applicant stated that community groups will be able to use the new community facility space at no cost and parking spaces will be offered to the Flushing Town Hall when needed and available.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with a condition that the applicant should conform to the modifications suggested by CB7 to alter vehicular access to the drop off area and the parking garage, lowering of a wall and installation of a mirror to promote better visibility exiting the garage.

PRESIDENT, BOROUGH OF QUEENS

1/21/15
DATE