



February 12, 2018 / Calendar No. 2

N 170300 ZRQ

IN THE MATTER OF an application submitted by Astoria Boulevard LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1.

This application for an amendment to the Zoning Resolution was filed on March 2, 2017 by Astoria Boulevard South, LLC to establish a Mandatory Inclusionary Housing (MIH) area in the Astoria neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the proposed zoning text amendment (N 170300 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170299 ZMQ Zoning Map amendment changing an R6B zoning district to a C4-3 district.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 170299 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 170300 ZRQ), in conjunction with the related application for a zoning map amendment (C 170299 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 17DCP175Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170299 ZMQ).

PUBLIC REVIEW

This application (N 170300 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President on September 5, 2017, in accordance with procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 170299 ZMQ), which was certified as complete by the Department of City Planning on September 5, 2017, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (N 170300 ZRQ) on October 17, 2017, and on that day, by a vote of 27 in favor, 3 opposed, with 0 abstentions, adopted a resolution recommending approval of the application with the condition that the applicant “increase the number of two-bedroom apartments and the size of the affordable housing units to accommodate families.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 170300 ZRQ) on November 9, 2017 and issued a recommendation on December 12, 2017 approving the application with the condition “that the applicant should make every attempt to include more affordable two-bedroom apartments to accommodate larger families.”

City Planning Commission Public Hearing

On December 13, 2017 (Calendar No. 2), the City Planning Commission scheduled January 3, 2018 for a public hearing on this application (N 170300 ZRQ), in conjunction with the application for the related application for an amendment to the zoning map (C 170299 ZMQ).

The hearing was duly held on January 3, 2018 (Calendar No. 18). The applicant's land use attorney gave a short presentation describing the proposed actions, as described in the report for the related action (C 170299 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 170300 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report (C 170299 ZMQ).

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 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 170299 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

- Matter underlined is new, to be added;
- Matter ~~struck-out~~ is to be deleted;
- Matter within ## is defined in Section 12-10;
- ***indicates where unchanged text appears in the Zoning Resolution

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

QUEENS

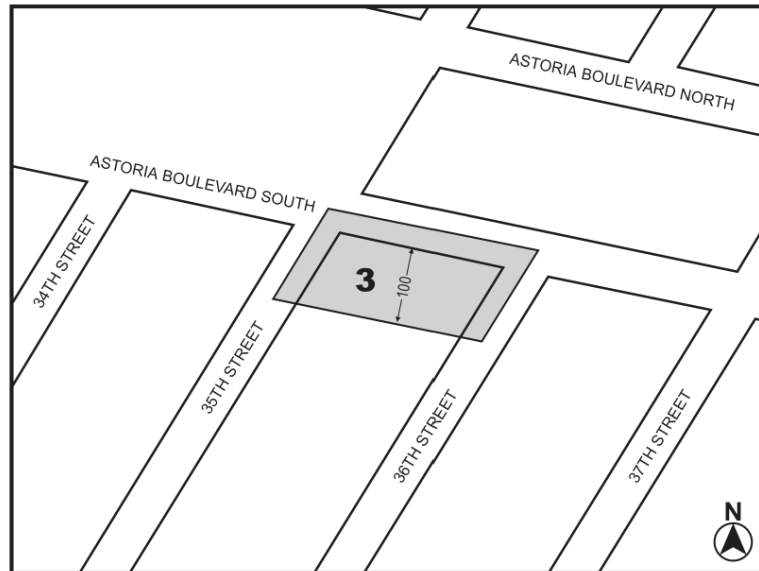
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Queens Community District 1

* * *

In the C4-3 District within the area shown on the following Map 3:
Map 3 – (date of adoption)

(PROPOSED MAP)



Mandatory Inclusionary Housing Area (MIHA) – see Section 23-154 (d) (3)
Area 3 – (date of adoption) – MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 170300 ZRQ), duly adopted by the City Planning Commission on February 12, 2018 (Calendar No. 2), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

**RAYANN BESSER, ALFRED C. CERULLO, III, JOSEPH I. DOUEK,
RICHARD W. EADDY, CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARÍN**, *Commissioners*



**City of New York
Community Board #1, Queens**

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Florence Koulouris
District Manager

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October 26, 2017

Honorable Marisa Lago
Chair
City Planning Commission
120 William Street, 31st Floor
New York, New York 10271

RE: C 170299 ZMQ: Zoning Map amendment to rezone a R6B zoning district to a C4-3 zoning district to facilitate a mixed-use building at 35-10 Astoria Boulevard South.
C 170300 ZRQ: Zoning text amendment to Appendix F to designate a Mandatory Inclusionary Housing Area

Dear Chair Lago,

Community Board 1, Queens (CB1Q), after a duly advertised public hearing during its full board meeting on October 4, 2017, voted 27 in favor, 3 opposed and 0 abstaining to approve the proposed Zoning Map amendment (C170299 ZMQ) and Zoning text amendment to Appendix F (C170300 ZRQ) with a recommendation to increase the number of two-bedroom apartments and the size of the affordable housing units to accommodate families.

Background

The rezoning action would extend an existing C4-3 zoning district and encompass the proposed project site located at 35-10 Astoria Boulevard South and facilitate the development of a mixed-use residential and commercial building. The seven-story (75') building would have 38,700 SF residential space for 35 rental dwelling units (3.18 FAR) and 2,800 SF of ground floor commercial space (.31 FAR), totaling 31,500 SF (3.49 FAR).

Roof top passive recreation is proposed and cellar and rear yard parking would be provided for 13 cars, accessed along Astoria Boulevard South.

Eleven (30% of residential floor area) of the 35 dwelling units would be permanently affordable under the Mandatory Inclusionary Housing program. The applicant intends to use Option 2 of the MIH program that allows rentals at an average of 80% of Average Median Income that is currently \$68,720 for a family of three.

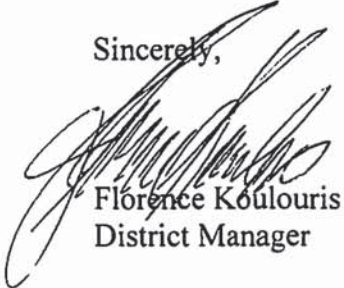
Community Board and Land Use Committee Comments

There were some concerns raised about the development during its review and at the public hearing including:

- The number of affordable units is low and their level of affordability does not reflect the AMI of the local community that is approximately \$54,882 (ACS profile 2010-2014);
- The number of two-bedroom apartments for families is minimal, especially with affordable rents where they are most needed. Only six of the 35 units have two bedrooms and only one of those is an MIH unit;
- New development in the area will lead to increases in area rents, causing current residents to move.

Notwithstanding the affordability issues, it was noted there would be 11 new permanently affordable units in the community. Two other as-of-right developments are under construction and will be market rate rentals. The location of the seven-story, 75-foot building on the north side of a very wide street (the Grand Central Parkway right of way is 250') does not raise serious contextual issues since the building will not cast shadows on the adjacent residential community to the south. The building is proposed to have setbacks on the south side facing the residential community and it could also act as a sound barrier from parkway noise.

Sincerely,



Florence Koulouris
District Manager

cc: Honorable Carolyn Maloney
Honorable Michael Gianaris
Honorable Jose Peralta
Honorable Aravella Simotas
Honorable Brian Barnwell
Honorable Catherine Nolan
Honorable Costa Constantinides
Honorable Jimmy Van Bramer
Mr. Irving Poy, Borough President's Office
Mr. John Young, DCP
Mr. Steven Sinacori, Akerman

Queens Borough President Recommendation

APPLICATION: ULURP #170299 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Astoria Boulevard L.L.C. pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 9a, by changing from an R6B District to a C4-3 District property bounded by Astoria Boulevard (southerly portion), 36th Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), and 35th Street, Borough of Queens, community district 1, as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-446. (Related applications ULURP Nos. N170300 ZRQ and N180061 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on November 9, 2017 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 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 proposes to rezone the southern blockfront of Astoria Boulevard South between 35th and 36th Streets from R6B to C4-3. The proposed C4-3 district has a 3.6 FAR residential, 3.4 FAR commercial, 4.8 FAR community facility and a 115 feet maximum building height. The existing R6B district allows 2.0 FAR residential and a 55 feet maximum building height;
- o The applicant is proposing to demolish an existing building to construct a 7-story mixed residential/commercial building on the site. The proposed 31,500 sf (3.49 FAR) building would include 35 apartments of which 11 units would be affordable, 3800 sf of commercial space and 32 residential parking spaces. The applicant has indicated that the dance studio which currently operates in the existing building will be invited back upon completion of the new building;
- o The applicant's site is a 9036 sf irregular lot currently developed with a 2-story 11,000 sf building. The building's occupants include a dance studio and martial arts studio. There is an existing C4-3 district directly to the west of the rezoning area and the areas east of the site are mapped with a C2-1 commercial overlay. The areas to the south of the rezoning area are generally mapped with R6B and R5B districts and are developed with a variety of low to medium density housing. Other area uses include the 114th NYPD Precinct, fast food stores and restaurants.;
- o Community Board 1 (CB 1) approved this application with a condition at a public hearing held on October 17, 2017 by a vote of twenty-seven (27) in favor with three (3) against and none (0) abstaining. CB1's condition of approval was that there should be more than 1 affordable two-bedroom units provided in the new building.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application. The applicant should make every attempt to include more affordable two-bedroom apartments to accommodate larger families.



PRESIDENT, BOROUGH OF QUEENS

12/12/17

DATE