



IN THE MATTER OF an application submitted by Variety Boys and Girls Club of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by:

1. changing from an R6B District to an R7X District property bounded by 30th Road, a line 200 feet southeasterly of 21st Street, 30th Drive, and a line 100 feet southeasterly of 21st Street; and
2. changing from an R7A District to an R7X District property bounded by 30th Road, a line 100 feet southeasterly of 21st Street, 30th Drive, and 21st Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 7, 2018 and subject to the conditions of CEQR Declaration E-478.

This application for a zoning map amendment was filed on September 18, 2017 by Variety Boys and Girls Club of Queens in conjunction with an application for an amendment to the Zoning Resolution. The proposed actions would facilitate the development of a new building with community facility, commercial and residential uses at 21-12 30th Road in the Astoria neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the proposed zoning map amendment (C 180085 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 180086 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

This application (C 180085 ZMQ) and the related application for a zoning text amendment (N 180086 ZRQ) would facilitate the development of a mixed-use building with approximately 112 residential units in the Astoria neighborhood in Queens, Community District 1.

The project area comprises approximately 57,938 square feet of lot area (Block 550, Lots 7, 10, and part of 5 and 27). The development site (Lots 7 and 10) contains the existing single-story Variety Boys and Girls Club (Lot 7) and an 11-story senior housing facility (Lot 10), both of which are owned by the applicant. The other lots in the project area are developed with a three-story house of worship (Lot 5) and a two-story single-family residence (Lot 27).

The project area was mapped with an R6 zoning district in 1961. Under the Department of City Planning-sponsored 2010 Astoria Rezoning (C 100199 ZMQ), which was adopted by the City Council on May 25, 2010, the project area was rezoned to R7A/C2-3 and R6B zoning districts. The Astoria Rezoning affected all or portions of 238 blocks and was intended to protect neighborhood side streets from out-of-scale development while directing opportunities for denser residential and commercial growth to locations along wide streets and near transit. The voluntary Inclusionary Housing Program was applied in R7A districts to provide incentives for affordable housing on wide streets.

The surrounding area is developed with a mix of residential, commercial and community facility uses. 21st Street is a 100-foot-wide, well-utilized thoroughfare. This corridor is developed with many recently built seven- to nine-story mixed-use residential buildings containing ground-floor retail and community facility uses, which have replaced formerly predominant uses such as auto-body shops and building supply companies. Portions near Broadway to the south of the project area or Astoria Boulevard to the north of it have recently been developed with 12- to-14-story residential buildings with ground-floor retail uses. Residential development in the surrounding area also includes two-to three-story semi-detached and attached residences, three- to four-story walk-up buildings, and six-story pre-war elevator buildings. Local retail and office uses are found along prime corridors such as 21st Street, Broadway and Astoria Boulevard. A shopping center is located at the northeast corner of 21st Street and Broadway containing a bank, a

supermarket, a pharmacy, and small retail establishments serving the local community. Mount Sinai Queens Hospital is two blocks east of the project area, on Crescent Street and 30th Avenue. P.S. 171 and the adjacent Van Alst Playground are two blocks northwest of the project area.

The project area is close to several public transportation options and is in the Transit Zone. The 30th Avenue station for the elevated N and Q subway lines is less than a half mile east of the project area on 31st Street. Bus lines serving the project area include the Q69, Q18, Q100, and Q102.

The portion of the project area within 100 feet of 21st Street is located within an R7A/C2-3 district and the portion to the east is within an R6B zoning district. R7A is a medium-density district that allows a mix of community facility and residential uses. Residential uses have a maximum floor area ratio (FAR) of 4.0 (4.6 in the existing Inclusionary Housing-designated area) and a 90-foot building height limit (95 feet if the building includes income-restricted units and meets the qualifying ground floor condition, with the second story at least 13 feet above sidewalk level). The maximum FAR for community facility uses is 4.0. Off-street parking is required for 50 percent of all dwelling units, except for income-restricted units. With a qualifying ground floor and income-restricted units, a 10-foot setback is required on a wide street (15 feet on a narrow street) above a base height of 75 feet, and the maximum building height is 95 feet.

C2-3 commercial overlays support local retail and service needs. The maximum commercial FAR in a C2-3 district within an underlying R7A district is 2.0. Off-street parking requirements vary, but typically one parking space is required for each 400 square feet of retail floor area.

R6B districts allow a maximum FAR of 2.0 and have a 50-foot height limit (55 feet with a qualifying ground floor). With a qualifying ground floor, a 10-foot setback is required on a wide street (15 feet on a narrow street) above a base height of 45 feet, and the maximum building height is 55 feet. Off-street parking is required for 50 percent of the dwelling units.

Under the proposed R7X/C2-3 rezoning, the maximum residential FAR would be 6.0 with MIH and the maximum commercial FAR would be 2.0. The applicant proposes to develop a 14-story

mixed-use building measuring approximately 145 feet tall, the maximum allowed height with a qualifying ground floor. As proposed, the new building would contain approximately 280,983 square feet of total floor area. The residential component would total approximately 111,331 square feet and contain approximately 112 dwelling units. Thirty percent of the units, or approximately 34 units, would be permanently affordable pursuant to Option 2. The proposed development would also provide approximately 7,702 square feet of commercial space.

Approximately 79,116 square feet of community facility space would be located in a five-story component, which would contain the expanded Variety Boys and Girls Club. Currently, the club has 30,291 square feet of space. The proposed development would enable the club to provide a new swimming pool and basketball court in the sub-cellar. The ground floor would contain office space, day care, and a community and medical research center. The second floor would contain a classrooms, offices for community-based organizations, dance and instrumental studios, a tech-media center, a theater, and access to outdoor open space on the rooftop of the single-story retail component. The third and fourth floors would contain additional classrooms, conference rooms, a library, and purpose-built activity rooms, such as video and audio production, and an industrial arts space. The roof of the community facility component would be accessible for club programming, and would contain a fenced-in play space with a rooftop garden, a greenhouse/science lab, and general outdoor space. Approximately 39 parking spaces would be located in the sub-cellar and cellar, accessed by a 30-foot-wide curb cut on 21st Street. Residential and retail entrances would be located on 21st Street, and community facility and retail entrances would be accessed on 30th Drive. The new development would be built on Lot 7; the existing 99-unit senior housing facility would remain on Lot 10.

The applicant also requests a zoning text amendment (N 180086 ZRQ) to designate the rezoning area as an MIH area with Option 2. Option 2 requires that 30 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 80 percent of the area median income (AMI). No more than three income bands can be used to average out to 80 percent, and no income band can exceed 130 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 180085 ZMQ), in conjunction with the related application for a zoning text amendment (N 180086 ZRQ), 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 18DCP121Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 7, 2018.

The Negative Declaration includes an (E) designation (E-478) related to hazardous materials, air quality or noise to avoid the potential for significant adverse impacts, as described below.

The (E) designation will supersede the (E) designation for (E-245) for hazardous materials and air quality placed on Lot 7 as part of the Astoria Rezoning (CEQR No. 10DCP019Q). The (E) designation requirements related to hazardous materials, air quality or noise would apply to the following development site:

Block 550, Lots 7 and 10

The (E) Designation related to hazardous materials is as follows:

Task 1:

Sampling Protocol

Prior to construction, the applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase I Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. No sampling should begin until written approval of a protocol is received by OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. 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 selecting sampling locations and collecting samples are provided by OER upon request.

Task 2:

Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made 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 indicated for the test results, a proposed remedial action plan (RAP) must be submitted by OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan (CHASP) 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. If remediation is indicated for the test results, a proposed remedial action plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved CHASP 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.

With the assignment of the above-referenced (E) Designation for hazardous materials, the proposed actions would not result in significant adverse impacts.

The (E) designation text related to air quality is as follows:

Any new residential, commercial and/or community facility development on the property must ensure that the proposed development is limited to a single heating, ventilating, and air conditioning (HVAC) stack, which must be located at the highest tier of the proposed development, or at least 148 feet above grade, to avoid any potential significant air quality impacts.

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

To ensure an acceptable interior noise environment, new residential/community facility development on the above-mentioned property must provide a closed-window condition with sufficient window/wall attenuation in order to maintain an interior noise level of 45 dBA; and new commercial development must provide a closed-window condition with sufficient attenuation in order to maintain an interior noise level of 50 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided.

With the assignment of the above-referenced (E) Designation for hazardous materials, air quality and noise, the proposed actions would not result in significant adverse impacts.

The City Planning Commission has determined that the proposed action will have no significant effect on the environment.

UNIFORM LAND USE REVIEW

This application (C 180085 ZMQ) was certified as complete by the Department of City Planning on May 7, 2018 and was duly referred to Queens Community Board 1 and the Queens Borough

President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 180086 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (C 180085 ZMQ) on May 24, 2018, and on June 19, 2018, by a vote of 29 in favor and eight opposed, adopted a resolution recommending approval of the application with the following conditions:

- “The Applicant will agree to select MIH Option 1 at 60% of AMI with 30% of the project’s residential floor area set aside for affordable units;
- The affordable units will be distributed equitably throughout the building;
- The floors above the initial setback of the proposed 14-story building will be constructed with materials that reduce the visual impact of the building’s height;
- The Applicant will ensure that the development team, when selected, will design and construct buildings that will aim to be environmentally neutral, including the use of landscaping, emergency power generation during high usage periods and LEED-quality elements in design and construction;
- Any fees to use building amenities will be discounted for tenants of affordable units;
- Variety Boys and Girls Club will commit to continue existing and new programming without fees, year-round and to increase the number of scholarships available for the Club’s summer camp program.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 180085 ZMQ) on July 12, 2018, and on July 26, 2018, issued a recommendation approving the application.

City Planning Commission Public Hearing

On August 8, 2018 (Calendar No. 5), the City Planning Commission scheduled a public hearing on this application (C 180085 ZMQ), in conjunction with the hearing for the related application for a zoning text amendment (N 180086 ZRQ). The hearing was duly held on August 22, 2018 (Calendar No. 41). Four speakers testified in favor of the application.

Speakers testifying in favor of the application included three members of the project team. The applicant's representative presented an overview of the application and the proposed development. The representative explained that retail tenants have not been selected yet, but that the intention is to provide space for local retail uses and create a more active, pedestrian-friendly environment. The representative also stated that the applicant would explore the financial feasibility of addressing Community Board 1's recommendation to provide affordable units that meet lower income bands. The representative addressed questions about the dwelling unit mix, and stated that more than half of the proposed units would be designated for two- and three-bedroom units, which meet the needs of this family-oriented community. The representative also stated that the proposed building would rise to a height similar to the 11-story senior residence, and that it would be designed with materials to reduce the visual impact of its overall height.

The executive director of the Variety Boys and Girls Club also spoke in favor of the application. He described the organization's mission to be the center for high-quality youth programming in western Queens, and explained the need to expand the facility. He described the organization's goal to provide low-cost or free programming for underserved communities. He explained that while the organization strives to continue to expand its reach, there were 642 children on wait lists across its core programs last year. He stated that rezoning would enable the organization to double its capacity and provide more purpose-built activity rooms, such as a maker space, science exploration labs, a teaching kitchen, a larger pool, a gymnasium, space for early education, a teen college and career center, and expanded office space to accommodate a growing staff of over 100.

The president of the Board of Directors also spoke in favor of the application. He said that when the club was originally built in 1955, the goal was to address youth violence and the proliferation of gangs in the neighborhood by providing after-school and summer programming. He stated that the organization strives to provide a range of services for under-served communities, as exemplified by the adjacent 100 percent affordable senior residence, which is also owned by the applicant. He explained that while the applicant owns it, a developer was hired to build the facility in 2003, and the applicant partnered with an operator to manage it. He stated that the

applicant would likely undergo a similar process for the proposed development, and a developer for the proposed project has not been selected. He explained that the proposed residential portion would finance some of the organization's expansion, along with grants and other funding.

A performing arts instructor at the club spoke in favor of the application and stated that expansion of the facility would provide more programming opportunities for young people in the neighborhood.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 180085 ZMQ), in conjunction with the related application for a zoning text amendment (N 180086 ZRQ), is appropriate.

The proposed rezoning from R7A/C2-3 and R6B zoning districts to an R7X/C2-3 district would facilitate the development of a mixed-use building containing ground floor retail, a five-story community facility component containing the expanded Variety Boys and Girls Club, and a 14-story residential component containing approximately 112 dwelling units, of which approximately 34 would be made permanently affordable pursuant to MIH Option 2.

The proposed R7X/C2-3 district is appropriate. The project area is close to public transit and has frontage on 21st Street, a wide, well-utilized corridor in the neighborhood. The Commission also notes that there are two R7X/C2-3 districts located within close proximity to the project area, each of which contain 12- to 14-story buildings.

The Commission appreciates the significant role that the Variety Boys and Girls Club has played in the lives of Astoria's youth for over 60 years as the largest after-school program in western Queens, and recognizes that expansion of the facility would broaden the organization's reach and provide opportunities for more children to benefit from its free and low-cost programs.

The proposed zoning text amendment is appropriate. The proposed project is consistent with the City's policy objectives for promoting housing production and affordability across the city, especially in areas served by transit.

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 Sections 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 as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 9a:

1. changing from an R6B District to an R7X District property bounded by 30th Road, a line 200 feet southeasterly of 21st Street, 30th Drive, and a line 100 feet southeasterly of 21st Street; and
2. changing from an R7A District to an R7X District property bounded by 30th Road, a line 100 feet southeasterly of 21st Street, 30th Drive, and 21st Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 7, 2018 and subject to the conditions of CEQR Declaration E-478.

The above resolution (C 180085 ZMQ), duly adopted by the City Planning Commission on September 26, 2018 (Calendar No. 19), is filed with the Office of the Speaker, the City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

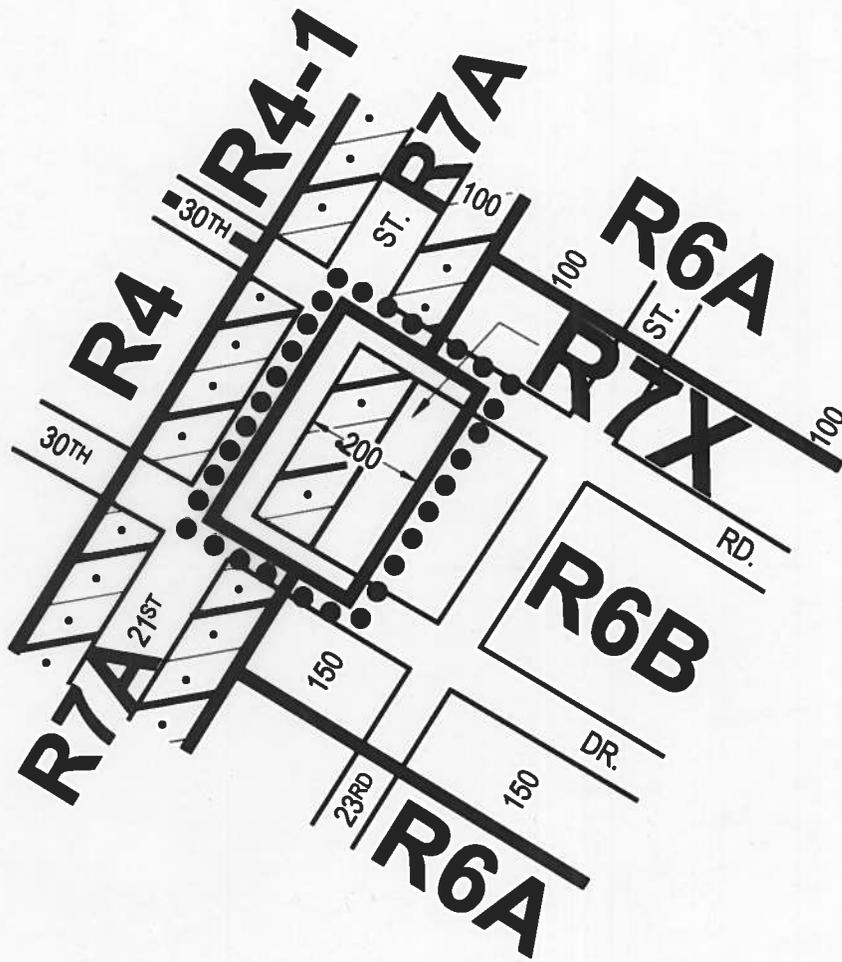
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,

JOSEPH DOUEK, RICHARD W. EADDY,

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ORLANDO MARÍN, LARISA ORTIZ, *Commissioners*



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

9a

BOROUGH OF
QUEENS

S. Lenard, Director
Technical Review Division

New York, Certification Date
MAY 07, 2018

SCALE IN FEET



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing existing R6B and R7A Districts to an R7X District.
-  Indicates a C2-3 District.



City of New York Community Board #1, Queens

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Melinda Katz
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Vicky Morales
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Marie Tomiali
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Marie Tomiali
Parks/Recreation/Cultural
Nancy Silverman
Public Safety
Ann Bruno
Antonio Meloni
Transportation
Robert Piazza
Jose Batista

Ms. Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: C 180085 ZMQ Variety Boys and Girls Club Rezoning and
N 180086 ZRQ MIH Zoning Text Amendment to Appendix F

Dear Chair Lago:

On June 19, 2018 Community Board 1 Queens (CB1Q), after duly advertised public hearings and on recommendation of the Land Use Committee, voted to recommend conditional approval of the Variety Boys and Girls Club of Queens rezoning application (C180085 ZMQ) with 29 in favor, 8 opposed, 0 abstentions and 1 not voting. At the same meeting, the Board also voted to recommend approval to designate the proposed rezoning area an MIH District (N180086 ZRQ) with 37 in favor, 1 opposed and 0 abstentions.

The stipulations for conditional approval include the following:

- The Applicant will agree to select MIH Option 1 at 60% of AMI with 30% of the project's residential floor area set aside for affordable units;
- The affordable units will be distributed equitably throughout the building;
- The floors above the initial setback of the proposed 14-story building will be constructed with materials that reduce the visual impact of the building's height;
- The Applicant will ensure that the development team, when selected, will design and construct buildings that will aim to be environmentally neutral, including the use of landscaping, emergency power generation during high usage periods and LEED-quality elements in design and construction;
- Any fees to use building amenities will be discounted for tenants of affordable units;
- Variety Boys and Girls Club will commit to continue existing and new programming without fees, year-round and to increase the number of scholarships available for the Club's summer camp program.

BOARD MEMBERS (cont.)

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George Alexiou
Loren Amor
Giselle Aida Burgess
Edwin Cadiz
Katerina Duarte
Katie Ellman
Mackenzi Farquer
Dean O. Feratovic
Amy Hau
Helen Ho
Pauline Jannelli
Vanessa Jones-Hall
George Kalergios
Nancy Konipol
Jerry Kril
Frances Luhmann-McDonald
Hannah Lupien
Prabir Mitra
Eric Mouchette
Stella Nicolaou
Mary O'Hara
Yawne Robinson
Manuel Salce
Rodolfo Sarchese
Dominic Stiller
Andre Stith
Kathleen Warnock

Proposed Development

The applications, if approved, would rezone a half block area bounded by 30th Road to the north, 21st Street to the west and 30th Drive to the south from R7A/C2-3 to R7X/C2-3 to a midblock depth of 200 ft. to facilitate construction of a new 14-story mixed-use building at 21-12 30th Road and a new five-story community facility that would include the Variety Boys and Girls Club. The rezoning area is approximately 57,938 SF, consisting of two tax lots that will be merged into one zoning lot. The one-story Variety Boys and Girls Club (37,670 SF) occupies Lot 7 and fronts on 30th Road. An 11-story, 99-unit senior residence (84,491 SF) occupies Lot 10 at the southern end of the rezoning area on 30th Drive. The senior residence also includes a community facility and office uses. Small portions of adjacent Lots 5 and 27 are part of the rezoning area; those lots are improved with a three-story community facility for the Islamic Congress Church and a two-story, one-family building.

The proposed 14-story (145' ht.), 219,365 SF residential building will be located at the southeast corner of 21st Street and 30th Road with 7,702 SF of ground floor commercial space and 112 dwelling units above. A five-story, 82,000 SF community facility building will front on 30th Road east of the residential building, midblock between 21st and 23rd streets. There will be 39 on-and below-grade parking spaces on site. The total built FAR when completed would be 05.2 (max. 6.0 FAR).

Thirty-four (34) of the 112 dwelling units (30% of residential floor area) are proposed to be permanently affordable under Option 2 of the Mandatory Inclusionary Housing program for residents with incomes at or below 80% AMI.

Community Review and Concerns

The Land Use Committee heard an informational presentation at its January, 2018 meeting. The Committee subsequently reviewed and discussed the proposed actions at its April and May monthly meetings after which it sent a list of questions to Variety's representatives that related to the Club, the proposed R7X zoning district, the size of the new buildings and the uses in the community facility. The Applicant responded about the Club's mission and proposed programs before the local area public hearing held on May 24, 2018. At the hearing the Applicant:

- Responded to the land use and zoning issues comparing as-of-right and proposed development and need for rezoning;
- Listed the projected rents and income tiers under current HUD guidelines as well as proposed distribution of different apartment sizes;
- Explained a development team, when selected, will return to the Community Board for further consultation;
- Explained the financial relationship between the Club and the development and how the Club intends to will issue a 99-year lease to a developer and receive an annual rental to help subsidize the Variety Club.

There were 16 speakers at the May 24th hearing. Most testified about how valuable the Variety Club's programs and staff are to the area's youth. Other comments included:

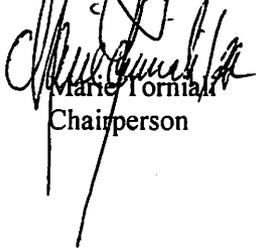
- How fees for current programs are not affordable for residents in public housing;
- Jobs generated by the development during construction and after completion should be available to community residents;
- The proposed building height will set a precedent for new, taller buildings;
- The community is not informed about new construction in the area;
- Higher rents are pushing out current area residents;
- The proposed project's AMI and rentals don't consider income levels of public housing residents;
- Manhattan vistas and on-street parking are gradually being lost with new development.

The hearing was continued to June 19, 2018 at the Board's regular monthly meeting for a Board presentation, discussion and vote. At this time, the Committee reported concerns about the proposal raised during review:

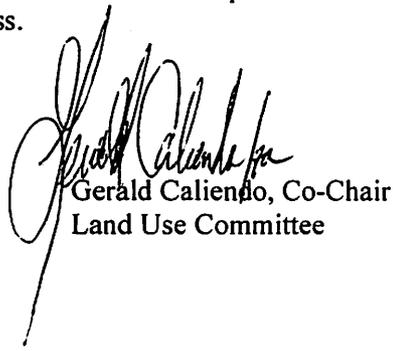
- How the new development fit in with existing built context: the existing R7A has established a context of seven- and eight-story buildings along a wide corridor that is surrounded by low- and mid-rise residential development;
- Rezoning one block front to R7X district from R7A could establish a planning rationale to upzone the entire 21st Street corridor, creating a higher density building context different than originally envisioned in the 2010 Astoria Rezoning;
- Not having a development team in place during the public review process is uncommon and makes implementing the development seem uncertain;
- The number of affordable units is low and the level of affordability does not reflect the income of the local community. The median household incomes for the six census tracts surrounding the site range from \$34,476 to \$55,882.
- The number of two- and three-bedroom apartments for families should be increased in the overall distribution.
- Cross-subsidizing the Club's construction and/or operations with income from the residential building doesn't seem to be a sustainable funding solution and questions whether such a large community facility building is needed to meet the Club's mission;
- The Club can serve more children and schedule more programs with increased space. But, other than the pool and ball courts, the proposed plans don't indicate dedicated Club space. They do show other permitted CF uses that might be unrelated to the Club's programs and mission – pre-K classrooms, daycare, theaters and planetarium - indicating an ambitious and intensive use of a building at a midblock location that can generate significant impacts, especially with traffic and parking.

Community Board 1Queens recognizes the significant role the Club plays in the lives of Astoria's youth and supports the Variety Club and its programs. The Board hopes the issues raised will be discussed and worked out during the remainder of the public review process.

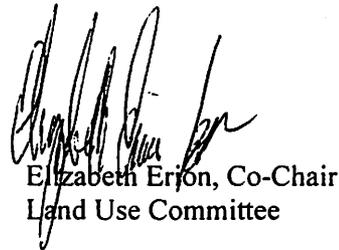
Sincerely yours,



Marie Forman
Chairperson



Gerald Caliendo, Co-Chair
Land Use Committee



Elizabeth Erjon, Co-Chair
Land Use Committee

Queens Borough President Recommendation

APPLICATION: ULURP #180085 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Akerman, LLP on behalf of Variety Boys and Girls Club, pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section No, 9a, by:

1. changing from an R6B District to an R7X District property bounded 30th Road, a line 200 feet southeasterly of 21st Avenue, 30th Drive, and a line 100 feet southeasterly of 21st Street; and
2. changing from an R7A District to an R7X District property bounded by 30th Road, a line 100 feet southeasterly of 21st Street, 30th Drive, and 21st Street;

Astoria, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 7, 2018 and subject to the conditions of CEQR Declaration E-478.

(Related ULURP #180086 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 12, 2018, 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 was one (1) speaker in favor. 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 application proposes to rezone an area, with frontage on 21st Street between 30th Road and 30th Drive, from R7A/C2-3 and R6B to R7X. The existing C2-3 overlay which is mapped to a depth of 100 feet from 21st Street would remain. The proposed rezoning would facilitate construction of a new 14-story mixed-use building and a 5-story community facility building on the applicant's property;
- The applicant has concurrently filed another application which proposes to amend Appendix F of the NYC Zoning Resolution to establish an MIH area for the area to be rezoned;
- The proposed 14-story mixed use building would include 112 apartments of which 37 units would be affordable at an average 80% AMI, and there would also be 7702 sf of ground floor retail and 39 parking spaces. Another 5-story community facility building will be constructed on the site to replace the existing 1-story Variety Boys and Girls Club building on the site;
- The site is currently developed with a one-story building used by the Variety Boys and Girls Club and another eleven-story, 99 unit senior housing building. The Variety Boys and Girls Club currently serves approximately 200 children in afterschool programs from 2:30 to 7 PM. The facility is also used as a summer camp in partnership with the Academy of the City Charter School. It is expected that the new proposed facility will create more opportunities for recreational, cultural, educational and sports programming for up to 1700 children overall. Their programs provide personal and educational development, citizenship and leadership, cultural enrichment, health and physical education, and social recreation for young children and teenagers;
- The area to be rezoned is located in a mixed use area. This section of 21st Street is developed with a number of commercial/retail uses along with the residential buildings. The areas to the east and west of 21st Street are predominantly developed with low-density attached housing. There are also many medium density residential buildings and some industrial uses located in this area;
- Community Board 1 (CB1) conditionally approved this application by a vote of twenty-nine (29) in favor with eight against (8) and none (0) abstaining at a public hearing held on June 19, 2018. CB1's conditions of approval were as follows: the affordable housing provided should be Option 1 (30% of units at 60% AMI); affordable units should be distributed equitably throughout the building; floors above the initial setback should be constructed with materials to reduce the visual impact of the 14-story building's height; the buildings should be designed and built environmentally neutral with emergency power generation to a high LEED standard; usage fees for building amenities should be discounted for affordable unit residents; and the Variety Boys and Girls Club should commit to continuation of existing and new programming without fees year round and increase the number of scholarships for the Club's summer camp program.

RECOMMENDATION

The Variety Boys and Girls Club has served and built a relationship with this community for over sixty years. The added capacity of the new facility would give more children an opportunity to benefit from and enjoy the programs offered by the club.

Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

7/26/18

DATE

Queens Borough President Recommendation

APPLICATION: ULURP #180086 ZRQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Akerman, LLP on behalf of Variety Boys and Girls Club, pursuant to Section 201 of the NYC Charter, to amend Appendix F of the NYC Zoning Resolution establishing a Mandatory Inclusionary Housing Area in Astoria, Community District 1, Borough of Queens. (Related applications ULURP #180085 ZMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 12, 2018, 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 was one (1) speaker in favor. 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 application proposes to amend Appendix F of the NYC Zoning Resolution to establish an MIH area for the area to be rezoned;
- The applicant has concurrently filed another application which proposes to rezone an area, with frontage on 21st Street between 30th Road and 30th Drive, from R7A/C2-3 and R6B to R7X. The existing C2-3 overlay which is mapped to a depth of 100 feet from 21st Street would remain. The proposed rezoning would facilitate construction of a new 14-story mixed-use building and a 5-story community facility building on the applicant's property;
- The proposed 14-story mixed use building would include 112 apartments of which 37 units would be affordable at an average 80% AMI, and there would also be 7702 sf of ground floor retail and 39 parking spaces. Another 5-story community facility building will be constructed on the site to replace the existing 1-story Variety Boys and Girls Club building on the site;
- The site is currently developed with a one-story building used by the Variety Boys and Girls Club and another eleven-story, 99 unit senior housing building. The Variety Boys and Girls Club currently serves approximately 200 children in afterschool programs from 2:30 to 7 PM. The facility is also used as a summer camp in partnership with the Academy of the City Charter School. It is expected that the new proposed facility will create more opportunities for recreational, cultural, educational and sports programming for up to 1700 children overall. Their programs provide personal and educational development, citizenship and leadership, cultural enrichment, health and physical education, and social recreation for young children and teenagers;
- The area to be rezoned is located in a mixed use area. This section of 21st Street is developed with a number of commercial/retail uses along with the residential buildings. The areas to the east and west of 21st Street are predominantly developed with low-density attached housing. There are also many medium density residential buildings and some industrial uses located in this area;
- Community Board 1 (CB1) conditionally approved this application by a vote of thirty-seven (37) in favor with one against (1) and none (0) abstaining at a public hearing held on June 19, 2018. CB1's conditions of approval were as follows: the affordable housing provided should be Option 1 (30% of units at 60% AMI); affordable units should be distributed equitably throughout the building; floors above the initial setback should be constructed with materials to reduce the visual impact of the 14-story building's height; the buildings should be designed and built environmentally neutral with emergency power generation to a high LEED standard; usage fees for building amenities should be discounted for affordable unit residents; and the Variety Boys and Girls Club should commit to continuation of existing and new programming without fees year round and increase the number of scholarships for the Club's summer camp program.

RECOMMENDATION

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Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

7/26/18

DATE