



September 26, 2018/Calendar No. 21

C 180211 ZMQ

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

1. changing from an R5 District to an R6A District property bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th 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-480.

This application for a zoning map amendment was filed by Ravi Management, LLC on January 9, 2018 in conjunction with an application for an amendment to the Zoning Resolution. The proposed actions would facilitate the development of a new eight-story mixed-use building at 11-14 35th Avenue in the Ravenswood neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the zoning map amendment (C 180211 ZMQ) 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:

N 180212 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

This application for a zoning map amendment, in conjunction with the related application, would facilitate the development of a new eight-story mixed-use building with approximately 74 dwelling

units, including 22 permanently affordable units, and ground floor retail space at 11-14 35th Avenue, in the Ravenswood neighborhood of Queens, Community District 1.

The area to be rezoned (project area) comprises the eastern half of Block 331, Lots 8, 27, 38 and 50), which is bounded by 11th Street, 12th Street, 35th Avenue and 36th Avenue—all of which are approximately 80-foot-wide streets. The project area encompasses approximately 58,059 square feet and contains several preexisting nonconforming commercial uses, including a single-story construction equipment storage building and adjacent storage yard on the development site. Lots 38 and 50 are both improved with non-conforming auto repair uses. Lot 8 is improved with two non-conforming commercial buildings containing an electrical supply store and a wholesale stone distributor. Lot 27 is an existing warehouse and storage yard owned by the applicant.

The project area is in the Ravenswood neighborhood, a mixed-use community in western Queens located between Long Island City to the south and Astoria to the north. The surrounding area is developed with one- to three-story residential buildings and several community facilities, including a church, a City agency office, and a supportive housing development. Directly to the east of the project area are the Ravenswood Houses, a 38-acre New York City Housing Authority public housing complex on four superblocks dating to 1951. This campus contains 31 six- and seven-story apartment buildings with a total of 2,167 apartments. North of the project area are several commercial uses, including a plumbing and heating contractor, an equipment rental firm, and several private parking facilities, warehouses and vacant properties.

The area is well-served by public transit, with access to the F subway line at the Queensbridge/ 21st Street stop, approximately one-half mile south of the project area, and the 31st Street station for the N and W trains at 36th Avenue and 31st Street, one-half mile to the east. The Q102 and Q103 bus lines run north-south along Vernon Boulevard, three blocks to the west of the project area, and the Q66, Q69 and Q100 buses run along 21st Street, two blocks to the east.

The project area has been zoned R5 since the enactment of the Zoning Resolution in 1961. R5 zoning districts allow residential uses with a maximum floor area ratio (FAR) of 1.25 and community facility uses with a maximum FAR of 2.0. The maximum street wall height is 30 feet

and the maximum building height is 40 feet. Parking is required for 85 percent of dwelling units and the lot coverage requirement is 55 percent. This R5 district extends to the surrounding blocks to the east, north and west. An R6 district is mapped two blocks to the northeast, at 34th Avenue and 13th Street, and an R7-1 district is located three blocks to the west, at 35th Avenue and Vernon Boulevard. In 2010, Block 352 was changed from an M1-1 zoning district to an R5D/C1-3 zoning district to bring existing residential uses into conformance and facilitate a four-story residential building (C 020087 ZMQ).

The applicant proposes an R6A/C1-3 zoning district for the project area. R6A districts allow a maximum FAR of 3.6 for residential use and 2.0 for commercial use with MIH. The maximum permitted base height would be 65 feet, with a total permitted building height of 85 feet (with a qualifying ground floor at least 13 feet high). Setbacks of at least 10 feet are required above the maximum base height on wide streets. The proposed C1-3 commercial overlay would permit new ground floor local retail uses, activating the 12th Street and 35th Avenue streetscapes and serving nearby residents, including from Ravenswood Houses. Parking is required for 50 percent of dwelling units.

The development site comprises Lot 27 on 12th Street. The proposed development would consist of a new eight-story mixed-use building with approximately 87,033 square feet of floor area. It would have a base height of 45 feet, with a 10-foot setback from 12th Street and a 45-foot setback from 35th Avenue, before rising an additional four stories to a total building height of 85 feet. The proposed development would contain approximately 74 dwelling units, including 22 permanently affordable units. An accessory on-grade parking lot with 15 unenclosed spaces would be located on the southern portion of the site, which would be accessed using an existing 20-foot curb cut on 12th Street. A parking garage in the building's cellar would contain an additional 56 accessory parking spaces. The main residential entrance would be adjacent to the parking lot, with a secondary residential entrance located on 35th Avenue. The ground floor would include approximately 14,246 square feet of retail space.

The applicant also seeks a zoning text amendment (N 180212 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of the

residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area be devoted to housing units affordable to residents with household incomes at an average of 80 percent of the 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. The applicant is proposing to use Option 2.

ENVIRONMENTAL REVIEW

This application (C 180211 ZSQ), in conjunction with the applications for the related actions (N 180212 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 18DCP079Q. The lead is the City Planning Commission.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement (EAS) issued May 7, 2018, a Negative Declaration was issued on May 7, 2018.

The Negative Declaration includes an (E) designation (E-480) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts.

The (E) designation requirements related to hazardous materials would apply to the following development sites:

Block 331, Lots 27, 38, and 50 (Projected Development Sites 1, 2, 3)

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 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 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.

The (E) designation related to air quality would apply to the following development sites:
Block 331, Lots 27, 38, 50 (Projected Development Sites 1, 2, 3)

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

Task 1:

Any new residential and/or commercial development on the above-referenced properties in the Ravenswood neighborhood of Queens must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning systems, and ensure that the HVAC stacks are located at the highest tier or at least 88 feet above grade to avoid any potential significant adverse air quality impacts.

The (E) designation related to noise would apply to the following development site:
Block 331, Lot 50 (Projected Development Site 3)

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

Task 1:

In order to ensure an acceptable interior noise environment, future residential and/or commercial uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dBA. The minimum required composite window/wall attenuation for future commercial uses would be 5 dBA less than that for residential uses. 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.

With the assignment of the above-referenced (E) designation (E-480), no significant adverse impacts related to hazardous materials, air quality, and noise would occur.

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

UNIFORM LAND USE REVIEW

This application (C 180211 ZMQ) was certified as complete by the Department of City Planning on May 7, 2018 and 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 180212 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 180211 ZMQ) on May 24, 2018, and on June 19, 2018, by a vote of 32 in favor, five opposed, and no abstentions, 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 located throughout the building

All building amenities will be available to tenants of affordable units at reduced rates if fees are required for use.”

Borough President Recommendation

This application (C 180211 ZMQ) was considered by the Queens Borough President, who held a public hearing on July 12, 2018 and issued a recommendation on July 26, 2018 to approve the application.

City Planning Commission Public Hearing

On August 8, 2018 (Calendar No. 7), the City Planning Commission scheduled August 22, 2018 for a public hearing on this application (C 180211 ZMQ), in conjunction with the hearing for the

related application for a zoning text amendment (N 180212 ZRQ). The hearing was duly held on August 22, 2018 (Calendar No. 43). Two speakers from the project team testified in favor of the application.

A representative of the developer provided a summary of the proposed development, the site plan design, and the requested actions. The representative stated that the existing development site is currently underutilized and occupied by a one-story construction equipment warehouse comprising about 40 percent of the lot, while the remaining portion is used as a storage yard. The representative stated that the existing warehouse use is subject to a month-to-month lease and that the lessor is planning to relocate. The representative stated that the project would help activate the eastern frontage along 12th Street with much-needed local retail services and housing. The director of housing development for Hanac, an Astoria-based social services organization that would be partnering with the applicant, briefly described its history as an affordable housing provider and the project timeline moving forward.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 180211 ZMQ), in conjunction with the related application for a zoning text amendment (N 180212 ZRQ), is appropriate.

The proposed rezoning would facilitate the development of a new eight-story, mixed-use residential and commercial building at 11-14 35th Avenue, in the Ravenswood neighborhood of Queens. It would contain approximately 74 dwelling units, of which 22 would be made permanently affordable pursuant to MIH Option 2, and approximately 14,246 square feet of ground floor retail space.

The proposed R6A/C1-3 zoning district is consistent with the surrounding area's land use patterns and built form. The proposed building height is appropriate for the site, at the intersection of two wide streets with good transit access, and its scale is consistent with that of the nearby six- and

seven-story Ravenswood Houses. Eight years ago, the block directly to the south of the project site was rezoned from an M1-1 district to an R5D/C1-3 district to facilitate the development of a mixed-use residential and commercial building (C 020087 ZMQ).

The proposed zoning text amendment to designate an MIH area mapped with Options 1 and 2 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

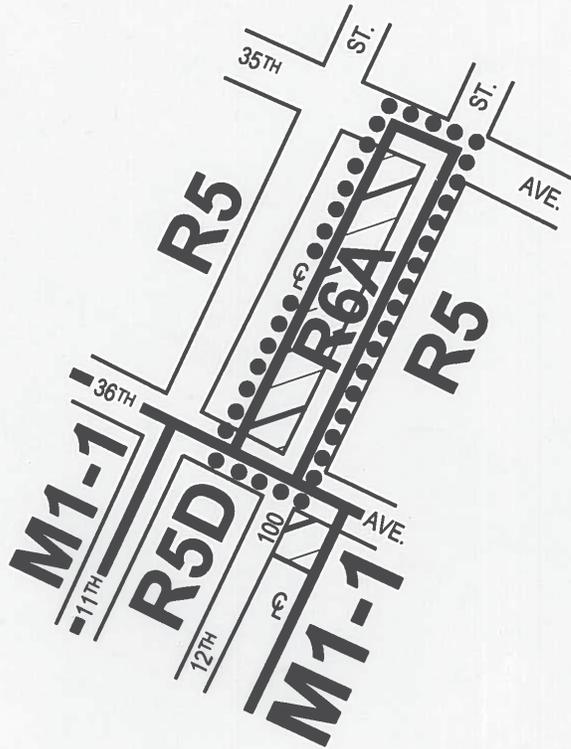
RESOLVED by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6A District property bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th 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-480.

The above resolution (C 180211 ZMQ), duly adopted by the City Planning Commission on September 26, 2018 (Calendar No. 21), 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*
ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

9a

BOROUGH OF
QUEENS

New York, Certification Date
MAY 07, 2018

S. Lenard
S. Lenard, Director
Technical Review Division

SCALE IN FEET



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing an R5 District to a R6A District, and by establishing a C1-3 District within the proposed R6A District.
- Indicates a C1-3 District.



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

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Melinda Katz
Borough President, Queens
Vicky Morales
Director, Community Boards
Marie Torniali
Chairperson
Florence Koulouris
District Manager

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Cultural*
Nancy Silverman
Public Safety
Ann Bruno
Antonio Meloni
Transportation
Robert Piazza
Jose Batista

July 9, 2018

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

RE: C 180211 ZMQ and C 180212 ZRQ 12th Street Rezoning and
MIH Zoning Text Amendment to Appendix F

Dear Chair Lago:

On May 24, 2018 Queens Community Board 1 (CB1Q) held a local area public hearing on the referenced ULURP applications to rezone the west side of 12th Street between 35th and 36th avenues from R5 to R6A/C1-3 and designate the rezoning area as a Mandatory Inclusionary Housing (MIH) area. The hearing was continued to June 19, 2018 at the Board's regular monthly meeting when a motion to recommend conditional approval of the rezoning application (C180211 ZMQ) was carried 32 in favor, 5 opposed and 0 abstentions with 3 not voting for cause. The Board also voted to approve the Amendment to Appendix F (C180212 ZRQ).

The stipulations for conditional approval include:

1. 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.
2. The affordable units will be located throughout the building.
3. All building amenities will be available to tenants of affordable units at reduced rates if fees are required for use.

The rezoning and text amendment will facilitate construction of a new eight-story, mixed-use building at 11-14 35th Avenue in the Ravenswood neighborhood of CD1Q. As presented, the proposed development will occupy the northern half the rezoning area and contain approx. 87,033 square feet of zoning floor area, built to 3.5 FAR (3.6 FAR max. permitted). The maximum building height will be 85' with a 10' setback along 12th Street beginning at 45'. The building will contain 14,246 SF of ground floor retail space and 74 dwelling units. On- and below-grade parking spaces will be provided for 71 cars.

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
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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

Approximately 22 permanently affordable dwelling units (30% of the residential floor area) will be provided under Option 2 of the MIH Program. Income tiers would range between 60% and 80% of AMI (\$58,480 for a one-person studio apartment up to \$89,440 for a family of four in a three-bedroom apartment). Affordable rentals would range between \$1,462 for a studio and \$2,170 for a three-bedroom apartment. Building amenities, parking fees and type of stores occupying the commercial area are not yet determined.

During review of the applications, the Land Use Committee raised concerns about MIH rents being too high for local area residents and that there were too few family-sized apartments. There were five speakers at the May 24th public hearing who testified that:

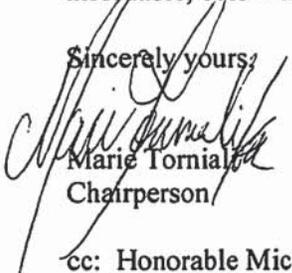
- o The income levels used to determine eligibility and rentals are too high for area residents;
- o The number of affordable units at rents that are affordable for area residents need to be increased;
- o NYCHA residents were not permitted to enter the City's affordable apartment lotteries;
- o Community outreach needs to be increased for job opportunities that have industry standard wages during and after construction; and
- o Outreach efforts for apartment applications and tenant selection have to be increased in Ravenswood.

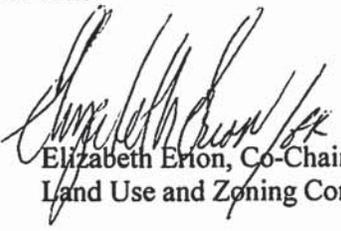
Although the Applicant's representatives stated the local Council representative recommended MIH Option 2, the Land Use Committee and the Community Board voted to recommend selection of Option 1 since it more closely reflects the median household income (\$39,337) for the census tracts surrounding the rezoning area and more area residents might be eligible to enter the lottery for tenant selection. The Board also voted to maintain a 30% set-aside of residential floor area for affordable units instead of 25% under Option 1.

With respect to the community's need for family-sized apartments, the Applicant stated the project planned to provide two 3-bedroom and twelve 2-bedroom affordable units. The Board encourages them to increase those numbers.

The R6A zoning district permits a modest increase in the building height, floor area and envelope to provide the affordable units, the proposed building closely reflects the surrounding residential density and building context. While affordability issues still exist, CBIQ recognizes there is some community benefit derived from 22 new permanently affordable, below-market rental units.

Sincerely yours,


Marie Tornia
Chairperson


Elizabeth Ertion, Co-Chair
Land Use and Zoning Committee

cc: Honorable Michael Gianaris
Honorable Jose Peralta
Honorable Aravella Simotas
Honorable Catherine Nolan
Honorable Brian Barnwell
Honorable Costa Constantinides
Honorable Jimmy Van Bramer
Mr. Irving Poy, Office of the Borough President

Queens Borough President Recommendation

APPLICATION: ULURP #180211 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application filed by Akerman, LLP on behalf of Ravi Management, LLC, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment to the Zoning Map No. 9a:

1. changing from an R5 District to an R6A District property bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th 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-480. (Related application ULURP #180212 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 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 is proposing to rezone the west side of 12th Street between 35th and 36th Avenues from R5 to R6A/C1-3 to facilitate construction of a mixed use building on the applicant's property;
- o The proposed building would be an eight-story, 87,033 sf building with 14,246 sf of ground floor retail, 74 apartments of which 22 units would be affordable at 80% AMI, and 71 total parking spaces with 15 on grade in an unenclosed lot and 56 parking spaces in the subcellar level of the building;
- o The applicant's site is a 24,589 sf lot just south of 35th Avenue is currently developed with a one-story, 10,320 sf warehouse. The building is used for the storage cranes and other construction equipment;
- o A related application was filed to establish the rezoned area as a Mandatory Inclusionary Housing Area on Appendix F of the NYC Zoning Resolution;
- o The area to be rezoned is located across 12th Street from the NYCHA Ravenswood Houses. The surrounding area is developed with a mix of industrial uses and pockets of low-to medium-density buildings. The existing uses on the west side of 12th Street including the applicant's property are industrial buildings;
- o Community Board 1 (CB1) conditionally approved this application by a vote of thirty-two (32) in favor with five (5) against and three (3) abstaining at a public hearing held on June 19, 2018. CB1's conditions of approval were as follows: affordable housing should be provided at 60% of AMI for 30% of units; the affordable units should be located throughout the building; and any fees for building amenities should be offered at a discounted rate for tenants of the affordable units.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS

7/26/2018

DATE

Queens Borough President Recommendation

APPLICATION: ULURP #180212 ZRQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application filed by Akerman, LLP on behalf of Ravi Management, LLC, 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 #180211 ZMQ)

Community Board Action: Public Hearing June 19, 2018 - Approved 37-1-0

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 were no other speakers. The hearing was closed.

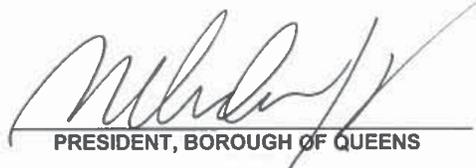
CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application was filed to establish the rezoned area as a Mandatory Inclusionary Housing Area on Appendix F of the NYC Zoning Resolution. The applicant is;
- A related application was filed proposing to rezone the west side of 12th Street between 35th and 36th Avenues from R5 to R6A/C1-3 to facilitate construction of a mixed use building on the applicant's property;
- The proposed building would be an eight-story, 87,033 sf building with 14,246 sf of ground floor retail, 74 apartments of which 22 units would be affordable at 80% AMI, and 71 total parking spaces with 15 on grade in an unenclosed lot and 56 parking spaces in the subcellar level of the building;
- The applicant's site is a 24,589 sf lot just south of 35th Avenue is currently developed with a one-story, 10,320 sf warehouse. The building is used for the storage cranes and other construction equipment;
- The area to be rezoned is located across 12th Street from the NYCHA Ravenswood Houses. The surrounding area is developed with a mix of industrial uses and pockets of low-to medium-density buildings. The existing uses on the west side of 12th Street including the applicant's property are industrial buildings;
- Community Board 1 (CB1) conditionally approved this application by a vote of thirty-two (32) in favor with five (5) against and three (3) abstaining at a public hearing held on June 19, 2018. CB1's conditions of approval were as follows: affordable housing should be provided at 60% of AMI for 30% of units; the affordable units should be located throughout the building; and any fees for building amenities should be offered at a discounted rate for tenants of the affordable units.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS

7/26/2018

DATE