



**IN THE MATTER OF** an application submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37<sup>th</sup> Avenue, 22<sup>nd</sup> Street, 37<sup>th</sup> Avenue, and 21<sup>st</sup> Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 11, 2023, and subject to the conditions of CEQR Declaration E-718.

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This application (C 230306 ZMQ) for a zoning map amendment was filed by 21-17 37<sup>th</sup> Ave LLC on May 1, 2023 to change an M1-1 zoning district to an M1-5 zoning district. This zoning map amendment would facilitate the development of a new seven-story building with 84,500 square feet containing light industrial and commercial office uses at 21-17 37<sup>th</sup> Avenue in the Ravenswood neighborhood of Queens, Community District 1.

## **BACKGROUND**

The applicant requests a zoning map amendment to change an M1-1 zoning district to an M1-5 zoning district to facilitate the development of a new seven-story mixed-use building containing approximately 84,500 square feet with a floor area ratio (FAR) of 4.97, including approximately 63,100 zoning square feet of light industrial floor area, approximately 21,400 zoning square feet of commercial floor area, 58 parking spaces, and two loading berths.

The project area is a rectangular-shaped parcel totaling approximately 20,000 square feet the southern portion of Block 348 in the Ravenswood neighborhood, north of Long Island City and south of Astoria. The project area consists of Block 348 Lots 1, 2, part of 6, and 35, and is generally bounded by 21<sup>st</sup> Street to the west, 37<sup>th</sup> Avenue to the south, and 22<sup>nd</sup> Street to the east. 21<sup>st</sup> Street is a 100-foot-wide street, and 37<sup>th</sup> Avenue is a 75-foot-wide street. 22<sup>nd</sup> Street is a 60-foot-wide street and designated as a narrow street.

The project area contains the development site on Lot 2, owned by the applicant, and is improved with a single-story warehouse building totaling 9,000 square feet with 191 feet of frontage on 37<sup>th</sup> Avenue and 90 feet of frontage on 22<sup>nd</sup> Street. The remainder of the project area is not

owned by the applicant and improved with a gas station and single-story auto repair shop (Lot 1), a single-story car wash (Lot 6), and a single-story warehouse (Lot 35).

The surrounding area includes a mix of residential, commercial, industrial, community facility, and open space uses. 21<sup>st</sup> Street is a wide street and a prominent north-south corridor that travels from Astoria to the north to Long Island City to the south. Land uses along 21<sup>st</sup> Street between 36<sup>th</sup> Avenue and 39<sup>th</sup> Avenue consist of one-to-four-story commercial and automotive uses, including gas stations, repair shops, and hotels with M1-1 and M1-3 districts. The area southeast of the project area is primarily developed with two-to-five story residential buildings, hotels, low-density warehouses, and community facility uses, and is mapped with a M1-2/R6A and R5 zoning districts. Ravenswood Houses, owned and operated by the New York City Housing Authority (NYCHA), is located one block northwest of the project area and consists of 31 six-story multi-family buildings, mapped with an R5 zoning district. Queensbridge Houses is located approximately five blocks south of the project area and consists of 29 six-story multi-family buildings, mapped with an R6 zoning district. Commercial and manufacturing uses immediately south of the project area are mapped with M1-1 and M1-3 zoning districts, mostly comprised of one-to-four story buildings containing auto-related uses. The area southeast of the project area is mapped with M1-2/R5D, M1-2/R5B, and M1-2/R6A districts and is primarily developed with two-to-five story residential buildings, hotels, low-density warehouses, and community facility uses.

Community facility uses in the surrounding area include P.S. 111 Jacob Blackwell located two blocks southwest at 37-15 13th Avenue and serves grades K to 8. P.S. 112 Dutch Kills is located five blocks east of the project area at 25-05 37<sup>th</sup> Avenue and serves grades PK to 5. The Queens Public Library at Long Island City is located one block southwest at 37-44 21st Street.

Open space in the surrounding area includes the Dutch Kills Playground, located five blocks northeast of the project area and adjacent to P.S. 112. The Ravenswood Playground is located approximately three blocks north of the project area. Sixteen Oaks Grove, a small triangle park, is located immediately southwest of the project area.

The project area is located in the Transit Zone, which allows for reduced parking requirements for developments located close to transit. The N and W subway lines travel through the

surrounding area and are accessible via the 36<sup>th</sup> Avenue station, located approximately one-half mile to the east at 31<sup>st</sup> Street and 36<sup>th</sup> Avenue. In addition, the F subway line travels along 41<sup>st</sup> Avenue with a station at Queensbridge – 21<sup>st</sup> Street, which is located approximately one-half mile to the south of the project area. Buses in the area include the Q66, which provides service between Flushing and Long Island City via 21<sup>st</sup> Street, the Q69, which provides service between Jackson Heights and Long Island City via 21<sup>st</sup> Street, and the Q102, which provides service between Astoria and Roosevelt Island via 30<sup>th</sup> Street. Three Citi Bike stations are located within a quarter mile of the project area.

The project area is situated in the Long Island City Industrial Business Zone (IBZ) established in 2006. Although the project area has not been rezoned since 1961, the surrounding area has been affected by several area-wide and private rezonings. In 2008, the Dutch Kills Rezoning (C 080429 ZMQ) rezoned a 40-block area of the Special Long Island City Mixed-Use District as a Subdistrict (Dutch Kills Subdistrict). This area is located southeast of the project area and is generally bounded by 36<sup>th</sup> Avenue to the north, Northern Boulevard to the east, 41<sup>st</sup> Avenue to the south, and 23<sup>rd</sup> Street to the west. This rezoning mapped medium-density contextual MX districts over low-density manufacturing and M1-3D districts and was intended to create more predictable building scales within existing contexts, expand the mix of permitted uses, and encourage an increase in residential development in the area.

In 2010, the Astoria Rezoning (C 100199 ZMQ) rezoned 238 blocks in the Astoria area generally bounded by 20<sup>th</sup> Avenue to the north, Steinway Street to the east, Broadway to the south, and Vernon Boulevard, 8<sup>th</sup> Street, 14<sup>th</sup> Street, and the East River to the west, with the intention to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, and provide incentives for the production of affordable housing.

The project area is currently zoned M1-1, a low-density light industrial zoning district which allows commercial and industrial uses up to an FAR of 1.0 and community facility up to an FAR of 2.4. The building height in M1-1 districts is regulated by the sky exposure plane.

The applicant proposes to develop a new seven-story mixed-use building containing commercial and light manufacturing uses with a total of 84,475 square feet and an FAR of 4.97. The building would rise to a maximum height of 113 feet at seven stories with a base height of 82 feet at 5 stories before setting back 15 feet from 37<sup>th</sup> Avenue and 20 feet from 22<sup>nd</sup> Street. 7,322 square feet of retail use would be located on the ground floor, 63,088 square feet of light manufacturing uses would be located on floors two through five, and 14,064 square feet of commercial office uses would be located on the sixth and seventh floors. While parking spaces are not required, the applicant would provide 58 parking spaces in the cellar and sub-cellar, to be accessed by an existing 20-foot-wide curb cut on 37<sup>th</sup> avenue. Two loading berths would be accessed by an existing 25-foot-wide curb cut on 22<sup>nd</sup> Street.

In order to facilitate the proposed project, the applicant proposes a zoning map amendment to rezone the project area from an M1-1 to an M1-5 district. M1-5 is a medium density light industrial zoning district which allows commercial and industrial uses up to an FAR of 5.0 and a maximum community facility FAR of 6.5. M1-5 districts have a maximum base height of 85 feet. Like M1-1 districts, the building height in M1-5 districts is regulated by the sky exposure plane, and on a narrow street, the height-to-depth ratio is 2.7:1.

## **ENVIRONMENTAL REVIEW**

This application (C 230306 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 lead is the City Planning Commission. The designated CEQR number is 23DCP060Q.

After a study of the potential impacts of the proposed actions, a Negative Declaration was issued on September 11, 2023. It includes an (E) Designation (E-718) on the development site to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

## **UNIFORM LAND USE REVIEW**

This application (C 230306 ZMQ) was certified as complete by the Department of City Planning on September 11, 2023, 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).

### **Community Board Public Hearing**

On October 17, 2023, Queens Community Board 1 held a public hearing on this application (C 230306 ZMQ) and on that date, by a vote of 25 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with no conditions.

### **Borough President Recommendation**

The Queens Borough President held a public hearing on November 2, 2023, on the application (C 230306 ZMQ) and issued a recommendation on December 5, 2023, to approve the application with conditions.

- “• There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant team should partner with a community-based organization for local hiring assistance, with special attention to NYCHA-Queensbridge Houses.”

### **City Planning Commission Public Hearing**

On December 13, 2023 (Calendar No. 4), the City Planning Commission scheduled a public hearing on this application (C 230306 ZMQ). The hearing was duly held on January 3, 2024 (Calendar No. 4). One speaker testified in favor of the application, and none in opposition.

One speaker from the applicant team spoke in favor of the application, providing an overview of the proposal, project area, and surrounding context. Additionally, the representative explained the application would support local hiring initiatives for high-quality working-class light-manufacturing jobs and the proposed building would incorporate green technology measures.

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

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 230306 ZMQ) is appropriate.

The action will facilitate the development of a new seven-story, 84,474 square-foot, mixed-use light industrial and commercial development at 21-37 37<sup>th</sup> Avenue, including 63,088 square feet of light industrial, 13,821 square feet of office space, and 7,565 square feet of retail. The project area is located on 37<sup>th</sup> Avenue one block east of 21<sup>st</sup> Street, two major corridors in the area, and is in close proximity to the 36<sup>th</sup> Avenue Station on the N and W trains providing an opportune location for higher-density growth.

The Commission recognizes that the proposed development is in line with the City's goals to support economic growth and resiliency. The action complements these goals to support job and business growth in a mix of sectors by increasing density, modifying building envelopes, and reducing off-street parking and loading requirements. The development will provide employment and retail opportunities to serve the needs of current and future residents in the surrounding neighborhoods.

The Commission believes that the proposed M1-5 zoning district is appropriate based on the surrounding context and land use conditions. The existing M1-1 zoning district was originally mapped in 1961 and is no longer appropriate for this location. M1-1 zoning districts allow for 1.0 FAR for industrial and commercial uses and 2.4 FAR for community facility uses and requires a significant amount of off-street parking. As the number and type of jobs in Western Queens continue to evolve, the M1-1 zoning district's suburban-style development regulations are no longer relevant and hinder the expansion of tertiary job clusters in walk-to-work neighborhoods like Ravenswood.

The Commission notes that the density and height allowed under the M1-5 zoning district more appropriately suits the project area. M1-5 zoning districts allow for 5.0 FAR for industrial and commercial uses, 6.5 FAR for community facility uses and does not have an off-street parking requirement. The Commission notes that the M1-5 zoning district is appropriate for the project

area due to the area's proximity to transit, a growing residential population in Ravenswood, and location within a strong neighborhood jobs and commercial hub. The M1-5 zoning district will remove off-street parking requirements that can prevent new job spaces from being developed and that encourage people to drive to the area from outside of the neighborhood. The M1-5 zoning will also allow for commercial and industrial uses at greater densities, which will provide an alternative to what often occurs in more restrictive M1 districts, where existing buildings often convert to a retail and commercial use or redevelop with only one or two stories, limiting the potential number of jobs

The Commission notes that the flexibility afforded by the proposed M1-5 zoning district, both in the zoning envelope as well as use groups, are important as the city considers post-pandemic business recovery and resiliency policies. Additional use restrictions and complicated mechanisms may inadvertently limit new development and ultimately slow job growth for area residents. As can be seen on surrounding blocks, the area is already a vibrant mix of industrial, commercial, and housing today, and the Commission supports growing this mix and allowing flexible growth at this transit-rich location.

## **RESOLUTION**

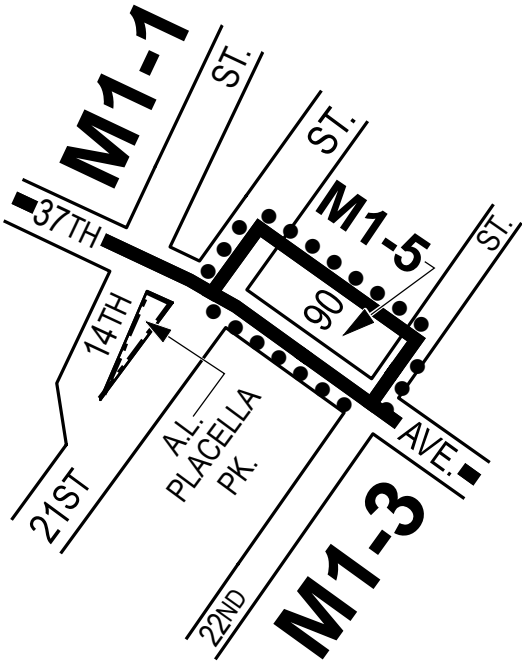
**RESOLVED**, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on September 11, 2023, with respect to this application (CEQR No. 23DCP060Q), the City Planning Commission finds that the action described herein will have no significant impact 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 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. 9b, changing from an M1-1 District to an M1-5 District bounded by a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 11, 2023, and subject to the conditions of CEQR Declaration E-718.

The above resolution (C 230306 ZMQ), duly adopted by the City Planning Commission on February 7, 2024 (Calendar No. 26), 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.

**DANIEL R. GARODNICK, Esq.,** *Chair*  
**KENNETH J. KNUCKLES Esq.,** *Vice Chairman*  
**GAIL BENJAMIN, ALFRED C. CERULLO, III,**  
**ANTHONY CROWELL, JOSEPH DOUEK, DAVID GOLD, Esq.,**  
**RASMIA KIRMANI-FRYE, ORLANDO MARIN,**  
**JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*



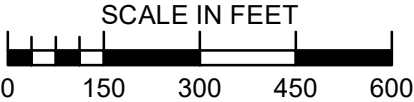


CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAP  
**9b**  
BOROUGH OF  
**QUEENS**



New York, Certification Date:  
September 11, 2023

S. Lenard, Director  
Technical Review Division



**NOTE:**

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an M1-1 District to an M1-5 District.



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 21-17 37th Avenue Rezoning			
<b>Applicant:</b>	Yaron Rosenthal	<b>Applicant's Primary Contact:</b>	Richard Lobel
<b>Application #</b>	230306ZMQ	<b>Borough:</b>	
<b>CEQR Number:</b>	23DCP060Q	<b>Validated Community Districts:</b>	Q01

**Docket Description:**

IN THE MATTER OF an application submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 11, 2023, and subject to the conditions of CEQR Declaration E-718.

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

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 25	<b># Against:</b> 0	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 49
<b>Date of Vote:</b> 10/17/2023 6:30 PM		<b>Vote Location:</b> Astoria World Manor, 25-22 Astoria Boulevard, Astoria NY	

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

<b>Date of Public Hearing:</b> 10/17/2023 6:30 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	Astoria World Manor, 25-22 Astoria Boulevard, Astoria NY

**CONSIDERATION:** See attached recommendation

Recommendation submitted by	QN CB1	Date: 11/22/2023 2:38 PM
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**City of New York**  
**Community Board #1, Queens**  
The Pistilli Grand Manor  
45-02 Ditmars Boulevard, LL Suite 1025  
Astoria, N.Y. 11105  
Tel: 718-626-1021, Fax: 718-626-1072  
E-mail: qn01@cb.nyc.gov

Donovan Richards  
*Borough President, Queens*  
Kahleel Bragg  
*Director, Community Boards*  
Marie Tomiali  
*Chairperson*  
Florence Koulouris  
*District Manager*

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*Chairperson*  
Amy Hau  
*First Vice Chairperson*  
Evie Hantzopoulos  
*Second Vice Chairperson*  
Richard Khuzami  
*Third Vice Chairperson*  
Daniel Aliberti  
*Executive Secretary*  
Thomas Ryan  
*Sergeant-at-Arms*

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RoseMarie Poveromo  
*Community & Economic Development*  
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Stella Nicolaou  
*Environmental/Sanitation*  
Antonella Di Saverio  
*Health & Human Services*  
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*Legal, Legislative, Parliamentary*  
Rod Townsend  
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Marie Tomiali  
*Parks/Recreation/Cultural*  
Kathleen Warnock  
*Public Safety*  
Ann Bruno  
Antonio Meloni  
*Transportation*  
Dominic Stiller

Department of City Planning  
Chairperson Office  
Received

October 26, 2023

NOV 14 2023

Mr. Dan Garodnick, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

RE: 21-17 37<sup>th</sup> Avenue Rezoning – Block 348 Lots 1, 2 and p/o 6 and 35.  
C 230306 ZMQ Rezone M1-1 Zoning District to M1-5.

Dear Chair Garodnick:

After a duly advertised public hearing on October 17, 2023, Community Board 1 Queens (CB1Q) voted 25 in favor, 0 opposed, 0 abstentions and 0 not eligible to vote on a motion to recommend approval of the referenced application to rezone all or parts of four tax lots from M1-1 to M1-5.

Project Description

The applicant proposes to construct a seven-story, 84,500 SF light industrial and commercial building fronting on 37<sup>th</sup> Avenue between 21<sup>st</sup> and 22<sup>nd</sup> streets in the Queensbridge/Queens Plaza area of Long Island City. It also lies within the boundary of the Long Island City Industrial Business and a federal Opportunity Zone. The development site is occupied by a two-story Parts Authority auto parts warehouse owned by the applicant.

The new building would provide approximately 63,000 SF for UG 17 light manufacturing uses on the second to fifth floors and 21,400 SF for UG7 commercial offices on the top two floors. Loading docks, UG 6 local retail uses, holding area and freight elevators would occupy the first floor. Although parking is not required in M1-5 zoning districts, 58 below-grade spaces would be provided. Two loading berths would be located on 22<sup>nd</sup> Street using an existing 25 ft.-wide curb cut. The building is intended to be used to relocate mostly digital divisions of the owner's Parts Authority business and to provide space for new start-up businesses in the area.

Community Review

There were no speakers from the general public during the October 17<sup>th</sup> public hearing, however, Board Members commented on:

- The critical need to retain jobs and large businesses in NYC such as Parts Authority;
- Queensbridge and LIC should be target areas for hiring programs;
- A strategic plan from the developer should focus on the local area for outreach for new start-up business plans and training programs.

On October 4, 2023 the Land Use and Zoning Committee met to review the project and submitted a report to the board before its public hearing:

- Most members viewed the proposed rezoning a viable way for NYC to retain a major firm despite tax advantages in surrounding states. The firm began in Queens and currently has 600 employees in 18 locations in NYC, LI and Westchester with 350 locations nationwide.
- The proposed zoning change from M1-1 to M1-5 will increase the allowable FAR for industrial uses from 1.0 to 5.0 and the maximum building height from 2 to 6 stories (85'). The proposed increases were considered entirely appropriate in building scale and use as the new development will blend well into the 21<sup>st</sup> Street corridor context in this part of CB1Q.
- A suggestion to reorient the entrance and commercial activities from 30<sup>th</sup> Street to 21<sup>st</sup> Street cannot occur unless adjacent properties

BOARD MEMBERS (cont.)

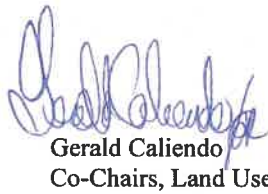
George Alexiou  
Louise Bordley  
Jean Marie D'Alleva  
Tenzin Dechen  
Mackenzi Farquer  
Frank Fredericks  
Dean O. Feratovic  
Adam Fisher-Cox  
Tyrone Gardner  
Shahenaz Hamde  
Christopher Hanway  
Brian Hunt  
Vanessa Jones-Hall  
Cristina Lastres  
Ethan Lowens  
Huge Ma  
Athanasios Magoutas  
Jeffrey Martin  
Brian Martinez  
Amin Mehedi  
Andreas Migias  
Doreen Mohammed  
Stella Nicolaou  
Juliet Payabyab  
Margot Riphagen  
Marisela Santos  
Thomas Wright  
Corinne Wood-Haynes  
Rosemary Yelton

- Outreach for new businesses and hiring will target Queensbridge and LIC for hiring programs, using available resources from the area's Federal Opportunity Zone and IBZ designations as well as local organizations.
- Issues on site contamination and resiliency measures were addressed by the applicant and will be reviewed by DEP when completed.

Sincerely yours,



Marie Torniali  
Chairperson



Gerald Caliendo  
Co-Chairs, Land Use and Zoning Committee



Elizabeth Erion  
Co-Chairs, Land Use and Zoning Committee

Cc: Honorable Donovan Richards, BPQ  
Honorable Michael Gianaris  
Honorable Tiffany Caban  
Honorable Julie Won  
Vickey Garvey, Land Use, QBP  
Alexis Wheeler, Director Queens Office DCP  
Colin Ryan, DCP



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 21-17 37th Avenue Rezoning	
<b>Applicant:</b> Yaron Rosenthal	<b>Applicant's Administrator:</b> Richard Lobel
<b>Application #</b> 230306ZMQ	<b>Borough:</b> Queens
<b>CEQR Number:</b> 23DCP060Q	<b>Validated Community Districts:</b> Q01

**Docket Description:**

IN THE MATTER OF an application submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 11, 2023, and subject to the conditions of CEQR Declaration E-718.

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

**RECOMMENDATION:** Conditional Favorable

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

**CONSIDERATION:**

Recommendation submitted by	QN BP	Date: 12/5/2023 7:08 PM
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# Queens Borough President Recommendation

**APPLICATION:** 21-17 37th Avenue Rezoning  
**COMMUNITY BOARD:** Q01

## **DOCKET DESCRIPTION**

**ULURP #230306 ZMQ – IN THE MATTER OF** an application submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 11, 2023, and subject to the conditions of CEQR Declaration E-718.

## **PUBLIC HEARING**

A Public Hearing was held by the Queens Borough President's Office via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, November 2nd at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no 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:

- The applicant is proposing to rezone an existing M1-1 district to an M1-5 district in the Long Island City section of Queens. The area to be rezoned (Block 348, Lots 1, 2, p/o 6 and 35) is bounded by a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street;
- The Proposed Development would include a seven-story, 113ft-10in tall, 84,475-SF (4.97 FAR) mixed-use manufacturing (63,088-SF)/commercial (21,836-SF) building with 58 below-grade parking units. The first floor would contain Use Group 6 local retail uses, as well as a holding area, loading docks and freight elevators associated with the light manufacturing uses proposed for the second through fifth floors. The sixth and seventh floors would be occupied by commercial office uses. The site is currently improved with an approximately 9,000 sq. ft. one-story plus cellar light manufacturing building that was built in 1968 and was previously used as a warehouse for auto parts sales;
- The Development Site (Lot 2) is an approximately 16,984 sq. ft. lot. The Development Site has approximately 90 feet of frontage on 22nd Street and approximately 191 feet of frontage on 37th Avenue. The Development Site is currently tenanted by EV Foods, a provider of electric coffee carts and food trucks;

- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are M1-1, M1-2, M1-3, R5, and R5/C1-3. The surrounding uses are mainly light industrial with multi-family homes, some with commercial overlay. The Q66, Q69, and Q102 buses are within a 1-minute walk from the site. The 36<sup>th</sup> St F train station and the 22<sup>nd</sup> St N/W train station are both within a quarter-mile of the site. Sixteen Oaks Grove Park is a small sitting park very close to the site;
- The Development Site has not been subject to any recent zoning map amendments. The current M1-1 zoning district has existed since 1961;
- At a public hearing held on October 17, 2023, Community Board 1 (CB1) voted in favor of this application with twenty-five (25) for, zero (0) against and zero (0) abstentions. Board members made the following recommendations with this application: the critical need to retain jobs and large businesses in NYC such as Parts Authority; NYCHA Queensbridge and greater Long Island City should be target areas for hiring programs; and a strategic plan from the developer should focus on the local area for outreach for new start-up business plans and training programs.
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the hearing on behalf of the Borough president. The applicant's team presented their plans, including solar panels on the roof and landscaped natural greenery on the 6<sup>th</sup> floor. The Applicant team also shared their local hiring initiatives and recruitment sources from Parts Authority career page and job fair, Indeed.com, and recruitment at Yankee Stadium. The Land Use Director asked to clarify on two points: if they plan to recruit from NYCHA-Queensbridge Houses and if they plan to have a local hiring minimum percentage. The Applicant team responded and affirmed they intend to recruit from Queensbridge, and that they will discuss a local hiring percentage. No public speakers testified for this application and the hearing was closed.

## **RECOMMENDATION**

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant team should partner with a community-based organization for local hiring assistance, with special attention to NYCHA-Queensbridge Houses.



**PRESIDENT, BOROUGH OF QUEENS**

12/05/2023

**DATE**