



IN THE MATTER OF an application submitted by 44-01 Northern Boulevard, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue;
2. changing from an M1-1 District to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 feet northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2019, and subject to the conditions of CEQR Declaration E-537.

The applicant, 44-01 Northern Boulevard, LLC, filed this application for a zoning map amendment on September 27, 2018, in conjunction with an application for an amendment to the Zoning Resolution. The proposed actions would facilitate the construction of a 10-story mixed-use building at 44-01 Northern Boulevard in Astoria, Queens Community District 1.

RELATED ACTION

In addition to the proposed zoning map amendment (C 190124 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 190125 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant, 44-01 Northern Boulevard, LLC, seeks a zoning map amendment (C 190124 ZMQ) and an amendment to the Zoning Resolution (N 190125 ZRQ) to facilitate the construction of a 10-story mixed-use building with approximately 335 residential units, including 100 permanently affordable units, and an automotive showroom on the ground floor. The development site (Block 704; Lots 1, 12, and 42) is located on Northern Boulevard in the southeast portion of Astoria. It is also situated northeast of Sunnyside Yard and southwest of Woodside Houses.

The area surrounding the development site includes a range of commercial, light industrial, and residential uses. Northern Boulevard is a major east-west commercial thoroughfare. It is 100 feet in width, and it has distinct land use and development patterns along its southern and northern frontages. Lots on the south side of the boulevard are large parcels that primarily contain automobile-oriented uses, including automotive sales dealerships and service lots, big-box retail stores and related parking lots, and warehouses with low lot coverages. Lots on the north side of the boulevard primarily include one- and two-story commercial and light industrial buildings with high lot coverages, but these buildings often adjoin residential uses that occupy the remainder of the block. The area north of the development site is primarily developed with two- and three-story attached and semi-attached residential buildings. Most of these buildings were built in the early twentieth century. Two six-story residential buildings are immediately north of the development site on 34th Avenue (Block 704, lots 22 and 27). Dwyer Square, a small public park containing benches and street trees, is located two blocks east at 47th Street and Northern Boulevard. The development site is four blocks east of the Steinway Street M/R subway station. A bus stop for the Q66 bus is located in front of the development site at Northern Boulevard and 44th Street.

The rezoning area and development site are coterminous. The rezoning area is bounded by Northern Boulevard to the south, 44th Street to the west, 45th Street to the east, and a line located 100 feet south of 34th Avenue. The development site is an approximately 63,369 square-foot assemblage of three tax lots (Block 704; Lots 1, 12, and 42). Lot 1 is currently developed with a two-story building with a ground-level automotive showroom and a second-level office space. Lots 12 and 42 include one-story buildings for automotive service and storage functions that are

related to the automobile sales business. The development site has approximately 275 feet of frontage on Northern Boulevard, 445 feet on 44th Street, and 226 feet on 45th Street.

The development site is within an M1-1 District. M1-1 zoning allows a range of commercial and light industrial uses up to a maximum floor area ratio (FAR) of 1.0. Community facilities are allowed up to 2.4 FAR. The maximum base height of a building in an M1-1 District is 30 feet, with the sky-exposure plane governing maximum building height. The northern end of the block beyond the development site is zoned R6B with a C2-4 commercial overlay.

The City established light-industrial M1 zoning districts along Northern Boulevard, generally between Queens Plaza and Broadway, in 1961, including the development site. In recent decades the City has rezoned portions on the north side of Northern Boulevard west of the development site to allow residential and mixed-use developments. In 1998 portions of two block fronts at Northern Boulevard and Steinway Street were rezoned from M1-1 to C4-2A (R6A equivalent) as part of a Department of City Planning (DCP)-sponsored rezoning along the Steinway corridor (C 980193 ZMQ). An as-of-right mixed, six-story residential and commercial development is proposed for 36-20 Steinway Street in the rezoning area. In 2008, DCP's Dutch Kills Rezoning changed the zoning on 11 blocks on portions on the north side of Northern Boulevard from M1-3D to M1-3/R7X. A recently-completed 10-story development at 37-14 36th Street exemplifies the evolving character of this rezoned section of Northern Boulevard, with an automotive showroom on the ground floor and residential condominiums above. Lastly, a 10-story mixed residential and commercial development is proposed for 47-15 34th Avenue, which is located three blocks east of the development site and which was rezoned by a private applicant earlier this year (C 180530 ZMQ).

The applicant is proposing to develop a new 10-story (118-foot tall), mixed-use building on the development site. The building would contain an approximately 36,005 square-foot ground floor automotive showroom and approximately 335 residential units, including 100 permanently affordable units. The 10-story portion of the building would be located along Northern Boulevard. It would include an eight-story building base and provide setbacks on its three street frontages before rising two more stories to its full height. The building would have a base height of 39 feet

(three stories) and a total height of 50 feet (four stories) at the northern portion of the site along 44th and 45th streets. The automotive showroom would occupy the Northern Boulevard frontage of the ground floor and residential lobbies would be on 44th and 45th streets. Ground floor units on 44th and 45th streets would have private, street-facing entrances. The development would include a 156-space accessory parking garage in the cellar that would be accessible from the back of the site using a driveway with entrances on 44th and 45th streets.

To facilitate the proposed development, the applicant seeks a zoning map amendment to rezone the development site from M1-1 to R7X, R7X/C2-4, R6B, and R6B/C2-4 districts. An R7X district is proposed to be mapped over the southern portion of the development site, between Northern Boulevard and a line located 200 feet south of 34th Avenue. An R7X district is a medium-density contextual zoning district that allows a maximum 6.0 residential FAR with Mandatory Inclusionary Housing (MIH) and a maximum 145-foot building height. An R6B district is proposed to be mapped over the remaining northern portion of the site. An R6B district is a moderate-density contextual district that allows a maximum residential 2.20 FAR with MIH and a maximum 55-foot building height. A C2-4 commercial overlay is proposed to be mapped to a depth of 150 feet from Northern Boulevard. Within R7X and R6B districts, a C2-4 commercial overlay allows up to 2.0 FAR for commercial uses. Accessory residential and commercial parking spaces would be required for 50 percent of market-rate dwelling units, as well as one parking space for each 1,000 square feet of commercial floor area.

The rezoning area would be designated as an MIH area, in conjunction with a related zoning text amendment (N 190125 ZRQ). Within the MIH area, any new residential developments or enlargements would be required to comply with MIH Option 1 or Option 2. MIH Option 1 requires that 25 percent of residential floor area be reserved for permanently affordable housing at an average of no more than 60 percent of Area Median Income (AMI), or \$57,660 for a three-person family in the New York City area (U.S. Department of Housing and Urban Development, 2019). At least 10 percent of the Option 1 residential floor area would be affordable for households at 40 percent of AMI. MIH Option 2 requires that 30 percent of residential floor area be reserved for permanently affordable housing at an average of no more than 80 percent of AMI, or \$76,880 for a three-person family in the New York City area (U.S. Department of Housing and Urban

Development, 2019). Household incomes for Option 1 and Option 2 may not exceed 130 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 190124 ZMQ), in conjunction with the related application for a zoning text amendment (N 190125 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 Department of City Planning, acting on behalf of the City Planning Commission, is the lead agency. The designated CEQR number is 19DCP108Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 20, 2019. The Negative Declaration includes an (E) designation (E-537) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 190124 ZMQ) was certified as complete by the Department of City Planning on May 20, 2019, 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 190125 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 190124 ZMQ) and the related application for a zoning text amendment (N 190125 ZRQ) on June 18, 2019, and on that date, by a vote of 23 in favor, eight opposed, and one abstention, voted to recommend approval of the application, on the condition that the proposed development complies with MIH Option 1.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 190124 ZMQ) and the related action for a zoning text amendment (N 190125 ZRQ) on July 11, 2019, and on July 22, 2019, issued a recommendation to approve the application with the following conditions:

1. “The applicant should make all efforts to provide affordable housing that will better match the income levels of the residents who currently live in the area to be rezoned. Every effort must be made to provide opportunities for all residents, who contribute to the neighborhood and make it a desirable place, to remain in the community they have helped to build.
2. Skilled tradespeople earning equitable salaries are essential in assuring a safe construction site that will result in a durable, well-constructed building. As important are the building staff who provide services to maintain and keep buildings in good repair. The applicant should work with the building trades and labor unions that represent these workers to reach an agreement that would assure quality construction and success of the project.”

City Planning Commission Public Hearing

On August 14, 2019, (Calendar No. 14), the City Planning Commission scheduled August 28, 2019, for a public hearing on this application (C 190124 ZMQ) and the related application for a zoning text amendment (N 190125 ZRQ). The hearing was duly held on August 28, 2019 (Calendar No. 25). Two speakers testified in favor of the application and one speaker testified in opposition.

A representative of the applicant summarized the requested actions and the proposed development. The representative stated that the applicant owns the automotive sales and repair businesses that are currently on the development site and intends to temporarily absorb these businesses into other dealerships nearby that the applicant also owns. The representative also stated that, if a modification of the proposed actions from an R7X district to a lower-density district were to happen, it would consequently reduce the number of permanently affordable housing units in the proposed development.

A representative of 32BJ SEIU spoke in favor of the application, stating that the applicant has committed to providing union jobs for building service workers.

A Queens resident spoke in opposition of the proposed actions.

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

CONSIDERATION

The City Planning Commission believes that this application (C 190124 ZMQ) for an amendment to the Zoning Map, in conjunction with the related application for a zoning text amendment (N 190125 ZRQ), is appropriate.

This development site is on Northern Boulevard, a wide, primary street, and it is close to a subway station and a bus stop. It is well-suited to accommodate residential uses that will complement residential buildings at the northern end of the block and across 44th Street to the west of the development site. Additionally, ground floor commercial uses are appropriate because the site fronts on Northern Boulevard, a major commercial thoroughfare.

The proposed scale and massing of the development are appropriate to this site's context. The 118 foot-tall, 10-story portion of the building will be located at the southern end of the site, within the portion of it that will be rezoned to an R7X district. In this location the dwelling units will have good access to light and air due to the 100-foot width of Northern Boulevard. The proposed R6B district, will cover the northern portion of the rezoning area, which is also the mid-section of this block. The proposed building portion in this section will have a three-story base and a four-story total height, which will relate well to the three-story residential buildings located on the west side of 44th Street. An R6B district with a C2-4 commercial overlay currently encompasses the northern end of the block, and the proposed R6B district will ensure that the scale of this portion of the new development will match the scale of nearby residential buildings.

The proposed text amendment to designate the rezoning area as an MIH area is appropriate. The designation is consistent with the City's policy objectives for promoting the development of affordable housing across the city, especially in areas served by transit. Further, the Commission supports the development of new affordable housing in a neighborhood with a significant need for new income-restricted units. The Commission acknowledges requests by the Community Board

and Borough President to ensure that permanently affordable units will be provided at rental levels that generally reflect local incomes. The MIH area will provide the applicant with flexibility to meet local affordable housing needs.

The Commission acknowledges the Borough President's request for the applicant to work with skilled tradespeople for the construction and operation of the proposed development. This request is out-of-scope with the proposed actions.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 20, 2019 with respect to this application (CEQR No. 19DCP108Q), 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. 9b:

1. changing from an M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue;
2. changing from an M1-1 District to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 feet northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

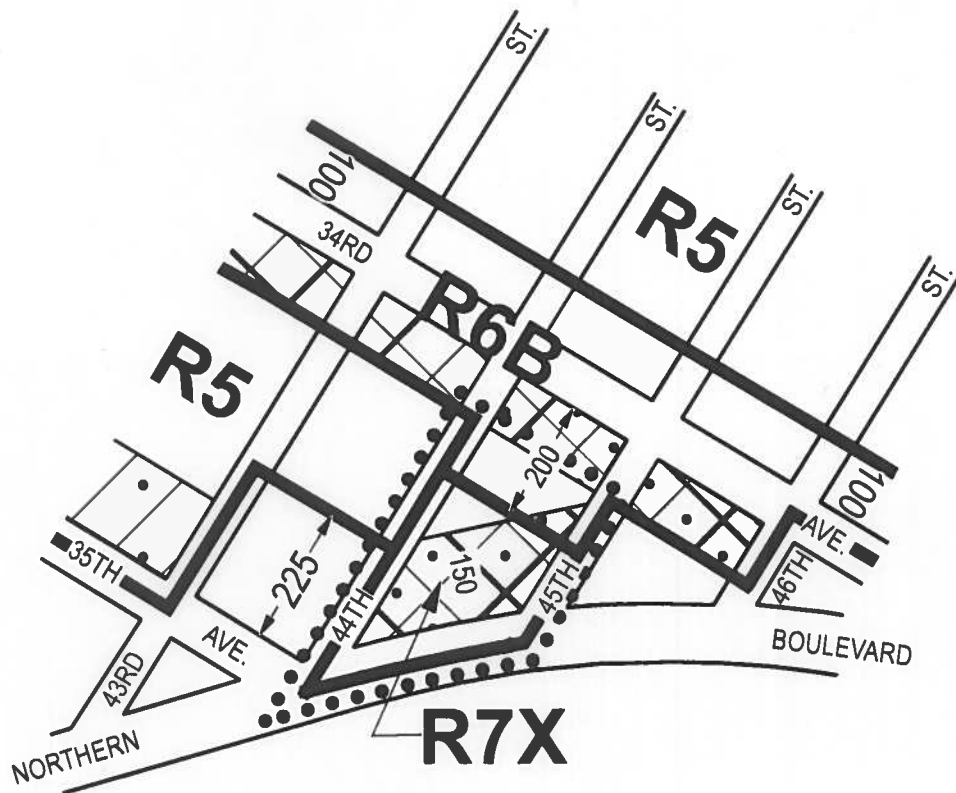
Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2019 and subject to the conditions of CEQR Declaration E-537.

The above resolution (C 190124 ZMQ), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 30), 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*

**DAVID BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
MICHELLE R. de la UZ, JOSEPH I. DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*



M1-1

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

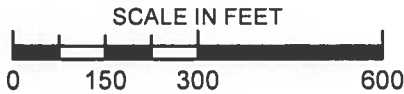
9b

BOROUGH OF
QUEENS



New York, Certification Date:
 MAY 20, 2019

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 from an existing M1-1 District to R6B and R7X Districts and by establishing C2-4 Districts with the proposed R6B and R7X Districts.

- Indicates a C1-4 District
- Indicates a C2-1 District
- Indicates a C2-4 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



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July 8, 2019

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

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Public Safety
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 Antonio Meloni
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- RE: a) **C 190124 ZMQ 44-01 Northern Boulevard Rezoning**
 Application to rezone from M1-1 three tax lots on Northern Boulevard between 44th and 45th streets from M1-1 to R7X and R6B and establish a C2-4 commercial overlay with a depth of 150' from Northern Boulevard;
 b) **C 190125 ZRQ** Application to amend Appendix F of the Zoning Resolution to designate the rezoning area as an Inclusionary Housing Designated Area and Mandatory Inclusionary Housing Area under Option 2.

Dear Chair Lago,

On June 18, 2019 Community Board 1 Queens (CB1Q) held its duly advertised public hearing on the referenced applications. Following the hearing and with a quorum present, the Board voted to conditionally approve the application by a vote of 23 in favor, 8 opposed, 0 abstentions with 1 not voting for cause. The approval is conditioned on agreement with HPD that the permanently affordable component will be under MIH Option 1.

Proposed Action

If approved, the subject applications as submitted by 44-01 Northern Boulevard LLC would facilitate construction of a mixed-use building, ranging in height from five to ten stories, with approximately 335 dwelling units, 36,000 SF ground floor retail and approximately 156 cellar parking spaces located at 44-01 Northern Boulevard, in Long Island City. Thirty percent of the residential floor area (100 units) is permanently affordable under Option 2.

Site and Project Description (Illustrative Plan)

The 63,369 SF site to be rezoned is part of an irregularly shaped block on the north side of Northern Boulevard between 44th and 45th streets, zoned M1-1 and occupied by car sales, service and repair facilities. Surrounding zoning districts include R6B along 34th Avenue, R5 to the north and west, M1-1 and M1-5 along Northern Boulevard and C4-2A along Steinway. Three-story attached and semi-detached multifamily buildings and several five- and six-story elevator buildings on 34th Avenue characterize the area's development.

Summary of Community Review and Comments

The applications were reviewed and discussed in Land Use Committee on November 7, 2018, May 1 and June 5, 2019. Issues raised during review and at the public hearing follow.

Affordability

Rentals and income tiers for eligibility should reflect the area's actual economic profiles. Income tiers at 80% AMI in Option 2 exceed the income profiles in the surrounding area and restrict the number of area families who would be eligible for the affordable units. The median family income is \$56,075 for the combined neighborhoods of Astoria, Old Astoria, Ravenswood, Long Island City and Woodside that surround the project site (2013-2017 ACS Survey). Additionally, the higher income levels needed for the new 200+ market units will trigger a rise in rental costs for existing tenants in the area.

After certification, the Applicant stated they could consider income tiers from MIH Option 1 and Option 2 and changes in the distribution of units by apartment size if requested by the Council Representative.

Apartment Size

The number of proposed studio and one-bedroom apartments is excessive. Apartment sizes in the development should include a healthy percentage of two- and three-bedroom units to accommodate families who wish to move into the area or area residents who wish to improve their housing situation.

The Applicant prepared a breakdown with the total number of units reduced from 335 to 319 and lowering MIH units from 85 to 81 under Option 1 or from 100 to 96 units under Option 2. They also presented a scenario where the total number of larger two- and three-bedroom apartments might increase from 17 to 26 by reallocating floor area from 25 studio units.

Proposed Zoning District

The illustrative design of the proposed building shows a lower midblock profile that considers the neighborhood's moderate density and the predominant height of surrounding development. Massing the majority of the floor area in ten stories along the wide street is appropriate. So, the question remains: why request an R7X district that allows 6.0 FAR and a much higher maximum building height of 145' or 14 stories when the design presented seems to comply with R7D zoning district regulations.

With each new rezoning application along Northern Boulevard, the Board and community have more concerns about setting zoning precedents without having a comprehensive approach or plan. The current potential development on the boulevard's underutilized or assembled sites in CD1 is staggering and can radically change the economic and social profiles, the built context and the very character of the residential communities nearby. Without a plan, an R7D district for this site would be an appropriate zoning district that allows reasonable growth without excessive height or bulk.

Other Issues

Comments concerned indoor air quality questions due to the proposed ground floor auto sales use; plans to incorporate green building systems into the development and open space and parking access for all residents.

CB1Q acknowledges the efforts made by the Applicant's representatives to respond to requests to widen income eligibility and lower rentals under Option 1 and to increase the number of larger apartments for families in the project. As a result, the project's affordable component is within reach of more residents in the district. We encourage them to be proactive with HPD to make Option 1 the operable program for this development.

Sincerely,


Marie Torniali
Chairperson


Elizabeth Erion, Co-Chair
Land Use and Zoning Committee


Gerald Caliendo, Co-Chair
Land Use and Zoning Committee

cc: Honorable Michael Gianaris
Honorable Jessica Ramos
Honorable Aravella Simotas
Honorable Catherine Nolan
Honorable Brian Barnwell
Honorable Costa Constantinides
Honorable Jimmy Van Bramer
Mr. Irving Poy, Director, Land Use, BPQ
Mr. John Young, Director, Queens Office DCP
Mr. Blake Montieth, City Planner and Urban Designer, DCP
NYC – City Planning, Calendar Office
Mr. Richard Bass, AICP, PP, Akerman LLP

Queens Borough President Recommendation

APPLICATION: ULURP #190124 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Akerman LLP on behalf of 44-01 Northern Boulevard, LLC pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet of 34th Avenue;
2. changing from an M1-1 district to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2019 and subject to the conditions of CEQR Declaration of E-537.
(Related ULURP #N190125 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019, 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 two 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 and existing M1-1 District to R6B and R7X with a C2-4 to a depth of 150 feet north of Northern Boulevard. The R7X District would be mapped on the Northern Boulevard frontage of the site between 44th and 45th Streets and the R6B District would be mapped on the midblock portion of the site;
- The applicant has also concurrently filed another application to amend Appendix F of the Zoning Resolution designating and establishing the rezoning area as a Mandatory Inclusionary Housing (MIH) Area;
- The applicant is proposing to develop a stepped four- to ten-story building with 303,930 sf, 310 apartments including 95 units of affordable housing (30% of units @ 80% AMI), 51,400 sf ground floor retail space, 175 parking spaces and one loading dock. The ten-story portion of the building would be located on Northern Boulevard and the four story portion of the building would be located on the midblock portion of the site;
- The area to be rezoned is three tax lots that form an irregularly shaped parcel with frontage on Northern Boulevard extending to the midblock between 44th & 45th Streets. The site is developed with buildings used for auto sales and service, and other commercial uses allowed in the M1-1 District. Northern Boulevard is a major thoroughfare that separates the commercial and industrial uses to the south from the areas to the north that are mostly developed with low- to medium rise residential buildings. This portion of Northern Boulevard is developed with several auto related and retail uses in one- and two-story buildings;
- The applicant met with the Community Board 1 Land Use Committee (LUC) three times over six months leading up to the full board hearing. During those meetings concerns were raised about the proposed level of affordability (30% of units @ 80% AMI) relative to the income levels of the current residents in the neighborhood surrounding the project site, a need for more family sized units instead of the number of studios or one-bedroom apartments proposed, the need for a more comprehensive planning for this portion of Northern Boulevard which has been the subject of an increased number of rezoning proposals, and more site specific concerns about air quality, green building systems, open space and onsite parking for all residents;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #190124 ZMQ

Page two

- Community Board 1 (CB 1) conditionally approved this application by a vote of twenty-three (23) in favor with eight (8) against and one (1) abstaining for cause at a public hearing held on June 18, 2019. CB 1's condition of approval was that the permanent affordable housing should be under MIH Option 1 (25% of units @ 60% AMI);
- At the Borough President's Land Use Public Hearing, the applicant stated as the public review goes forward there would be consideration of the CB 1 condition that MIH Option 1 should be used for the affordable units, and that a scenario for the provision of more two- and three-bedroom apartments has been formulated and is under consideration. There was a member of SEIU 32 BJ who testified in favor of the application and that an agreement had been reached with the applicant to provide prevailing wage jobs upon completion of the project.

RECOMMENDATION

CB 1 has expressed their concerns that local residents living in the area of the proposed rezoning should be able to afford to continue to live in their neighborhood. They have pointed out that the AMI percentages used are drawn from a wider tri-state region and are inconsistent with the incomes in the neighborhood closest to the project area.

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

- The applicant should make all efforts to provide affordable housing that will better match the income levels of the residents who currently live in the area to be rezoned. Every effort must be made to provide opportunities for all local residents, who contribute to the neighborhood and make it a desirable place, to remain in the community they have helped to build;
- Skilled tradespeople earning equitable salaries are essential in assuring a safe construction site that will result in a durable well-constructed building. As important are the building staff who provide services to maintain and keep buildings in good repair. The applicant should work with the building trades and labor unions that represent these workers to reach an agreement that would assure quality construction and success of the project.



PRESIDENT, BOROUGH OF QUEENS

7/22/19

DATE