



IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

This application for a zoning map amendment was filed on August 6, 2020 by Sunshine Elmhurst LLC in conjunction with a related application for a zoning text amendment. The proposed actions would facilitate the development of a new nine-story residential building at 45-20 83rd Street in the Elmhurst neighborhood of Queens, Community District 4.

RELATED ACTION

In addition to the zoning map amendment (C 210041 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 210042 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The applicant seeks a zoning map amendment to change the existing M1-1 zoning district to an R7A zoning district and a zoning text amendment to establish an MIH area to facilitate the construction of a nine-story residential building with a total of approximately 141,133 square feet of floor area. The proposed development would include approximately 163 dwelling units, of

which 41 to 49 would be made permanently affordable pursuant to MIH Options 1 or 2. The development would also provide a total of approximately 72 parking spaces in the cellar.

The project area consists of Block 1536, Lots 79, 80, 223, and parts of Lots 75, 85, and Condo Lots 1101-1242. It is bounded by 47th Avenue to the north, the intersection of Whitney Avenue and 83rd Street to the east, and the southern boundary abuts the Long Island Railroad Port Washington Branch right-of-way. The development site consists of a one-story warehouse building on Lot 223 and an accessory surface parking lot on Lot 80. The development site has been vacant since 2016 and the eastern portion of the site is currently undergoing a conversion and expansion to build a four-story charter school. The remainder of the project area consists of a surface parking lot on Lot 79), three-story multi-family walk-up buildings on part of Lot 75; the railroad right-of-way on part of Lot 85; and an eight-story condominium building on parts of Condo Lots 1101-1242.

The surrounding area is developed with a mix of residential, commercial, community facility, and park uses. Commercial uses are concentrated along Broadway, an 80-foot wide commercial corridor located one block east of the project area. This portion of Broadway is developed with six-to-seven story buildings containing residential uses with local retail uses on the ground floor, as well as single-story commercial buildings and is within an R7A zoning district with C1-3 and C1-4 commercial overlays. The area west of the project area is comprised of three-story residences, six-to-seven story multi-family buildings, and one ten-story multi-family building and located in an R6B zoning district =. North of the project area was recently developed with two eight-story mixed-use buildings with commercial uses on the ground floor and residential uses above, which are directly adjacent to the project area this development is in an R7A district with a C2-3 commercial overlay. The block east of the project area is comprised of a shopping center with a single-story supermarket and other single-story eating establishments in an R7A zoning district with a C2-2 commercial overlay. The area south and south-west of the project area and the Long Island Railroad right-of-way consists of light industrial and auto-uses in in a large M1-1 zoning district. The majority of this M1-1 district is south of the railroad right-of-way with the exception of a small portion of the district further west of the project area, which includes two lots that front Queens Boulevard and are located directly adjacent to a C8-1 district.

The portion of this M1-1 district that includes the project area consists of lots that are directly adjacent to medium-density residential and commercial districts.

Community facility uses in the surrounding area include P.S. 7, an elementary school located south of the project area which serves students in pre-kindergarten to fifth grades. Queens Adult Care Center is a senior center located one block west of the project area. Open space in the area includes Moore Homestead Playground, located one block north of the project area and owned and operated by the Department of Parks and Recreation.

The project area is in the Transit Zone and is well-served by public transit. The Elmhurst Avenue station serving the M/R subway line is located just north of the project area on Broadway, and the area is served by local buses, including the Q58 Select Bus Service line with service from Ridgewood to Flushing and the Q53 with service from Woodside to Far Rockaway, which also run along Broadway.

The project area was mapped with an M1-1 zoning district in 1961 which has remained unchanged since that time. M1-1 zoning districts permit a maximum floor area ratio (FAR) of 1.0 for light manufacturing and commercial uses, and a maximum FAR of 2.4 for community facility uses. Required off-street accessory parking varies by use and may be waived if fewer than 15 parking spaces are required.

On June 29, 2020, the Board of Standards and Appeals (BSA), pursuant to Calendar No. 2019-184-BZ, granted a special permit pursuant to Zoning Resolution Section 73-19 to permit a Use Group 3 school on Block 1536, Lot 223, the eastern portion of the proposed development site. The applicant plans to convert and enlarge the eastern portion of the development site into a four-story school with a total of approximately 63,264 square feet of floor area (1.42 FAR) with a base height of 21 feet at the second floor before rising to a maximum building height of 53 feet. The school is expected to occupy the building by the 2022-2023 school year, serving kindergarten through 6th grade students. Although the school will be built pursuant to the BSA special permit, the proposed zoning map amendment would allow the planned charter school as-of-right in the proposed R7A district.

In addition, the applicant proposes the construction of a nine-story residential building on the western portion of the development site, with a total of approximately 141,133 square feet of floor area at 3.18 FAR. The development would contain approximately 141,133 square feet of residential floor area with approximately 163 dwelling units, of which 41 to 49 would be made permanently affordable pursuant to MIH Options 1 or 2. The building would rise to a base height of six stories at 61 feet with a setback of 15 feet, before rising to a maximum building height of 90 feet at nine stories. A 22-foot curb cut on 47th Avenue would provide access to 72 parking spaces in the cellar.

To facilitate this development, the applicant proposes a zoning map amendment from the existing M1-1 zoning district to an R7A zoning district. The proposed R7A zoning district is a medium-density zoning district that allows residential and community facility uses. The maximum allowable FAR for residential uses is 4.6 when MIH is applied and 4.0 for community facility uses. The maximum building height is 95 feet above a base height of 40 - 75 feet. The off-street parking requirements for residential uses is 50 percent of non-income restricted dwelling units and none are required for MIH units within the Transit Zone.

The applicant also requests a zoning text amendment to establish the proposed rezoning area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI. Option 2 requires that at least 30 percent of residential floor area be reserved for housing units affordable to residents with household incomes at an average of 80 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 210041 ZMQ), in conjunction with the related application for a zoning text amendment (N 210042 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 21DCP113Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on July 26, 2021.

The Negative Declaration includes an (E) designation (E-630) 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 210041 ZMQ) was certified as complete by the Department of City Planning on July 26, 2021 and was duly referred to Queens Community Board 4 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 210042 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 4 held a public hearing on this application (C 210041 ZMQ) on September 14, 2021, and on that date, by a vote of none in favor and 39 opposed, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 210041 ZMQ) on September 23, 2021, and on November 8, 2021, issued a recommendation approving the application with the following conditions:

- “There should be a goal of 30% for local hiring and use of MWBE businesses in the construction, development and management of this project. There should also be

quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;

- The Mandatory Inclusionary Housing for this project should be provided using Option 1 which is 25% of units @ 60% Average AMI. It should be noted that the percentage of affordable housing is the minimum required. There is a severe shortage of affordable units citywide – any units over the minimum requirement would be helpful to provide much needed affordable housing for Queens and NYC residents with few choices.”

City Planning Commission Public Hearing

On October 20, 2021 (Calendar No. 7), the City Planning Commission scheduled November 3, 2021, for a public hearing on this application (C 210041 ZMQ) and the related application for a zoning text amendment (N 210042 ZRQ). The hearing was duly held on November 3, 2021 (Calendar No. 26). Four speakers testified in favor of the application, and none in opposition.

The project team included the applicant’s representative, the applicant’s architect, the environmental consultant, and a representative from the charter school. The applicant’s representative presented an overview of the applications and stated that the proposed rezoning is consistent with the established medium density character of the surrounding area. The architect described the four-story school building in relation to the proposed nine-story residential building and explained stormwater management methods that would be incorporated into the development. The environmental consultant reviewed sections that were analyzed in the Environmental Assessment Statement and described improvements to pedestrian and traffic access at the intersection of 83rd Street and Whitney Avenue, to be coordinated with the Department of Transportation.

The executive director of the planned charter school testified in favor of the applications, stating that the project area has been underutilized for years and that the proposed residential building’s direct adjacency to the school will yield benefits for the community at large.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 210041 ZMQ), in conjunction with the related application for a zoning text amendment (N 210042 ZRQ), is appropriate.

The Commission believes that the proposed rezoning from an M1-1 zoning district to an R7A district is appropriate to facilitate the proposed residential development. The project area is adjacent to medium density residential zoning districts, including an R7A district immediately north and east of the project area. The proposed development reinforces existing residential land use patterns, specifically the adjacent multi-family residential buildings north of the Long Island Railroad right-of-way.

The Commission believes that a zoning district that allows for medium-density residential use is appropriate for the project area's transit accessibility and surrounding character. The Elmhurst Avenue subway stop is a block away with service on four subway lines. The height of the proposed building matches the existing multi-family eight story residential buildings to the north and the immediately adjacent charter school under construction.

The proposed zoning text amendment to designate the R7A zoning district as an MIH area is appropriate. The designation is consistent with the City's objective of promoting housing production and affordability across the city, as outlined in *Housing New York*, and the Commission supports the development of new affordable housing in a neighborhood with a need for new income-restricted units.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on July 26, 2021, with respect to this application (CEQR No. 21DCP113Q), 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. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

The above resolution (C 210041 ZMQ), duly adopted by the City Planning Commission on December 1, 2021 (Calendar No. 14), is filed with the Office of the Speaker, the City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

ANITA LAREMONT, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, Commissioners



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 45-20 83rd Street Rezoning	
Applicant: Sunshine Elmhurst LLC	Applicant's Primary Contact: Richard Lobel
Application # 210041ZMQ	Borough:
CEQR Number: 21DCP113Q	Validated Community Districts: Q04

Docket Description:

IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

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

RECOMMENDATION: Unfavorable			
# In Favor: 0	# Against: 39	# Abstaining: 0	Total members appointed to the board: 39
Date of Vote: 9/14/2021 12:00 AM		Vote Location: via Webex	

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

Date of Public Hearing:	
Was a quorum present? No	<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>
Public Hearing Location:	

CONSIDERATION: Income levels shown on the MIH Options Chart from the developer Projected Area and Census Tract were incorrect

Recommendation: Present correct figures for district of CB4

Housing should match the neighborhoods affordability levels and its AMI

MIH does not work for our community which is a working class community

More tall and out of character buildings would be erected because of the lack of zoning restrictions

Elmhurst and Corona has never been contextually rezoned and the infrastructure and quality of life is suffering as more seen by the effects of the Pandemic

Examine contextual zoning with the Community Board, Elected Officials, and City Planning

Housing unaffordable; rents would increase as this type of development leads to rent increases

Results of the Environmental Impact studies needed since site was a former manufacturing location

Why does this proposal show that other properties adjacent will also be expanded to the R7A zoning, adjacent properties are lower density 2 stories

The owner was aware of the zoning restriction. Why are they asking for such a large rezoning as the adjacent properties to this site are 2 story homes

More burden on water pressure, sewers, catch basins and infrastructure as seen by Hurricane Ida

Added traffic congestion

Congestion will impact nearby arteries to Elmhurst Hospital

Safety of the space and evacuation

Community does not need more luxury apartments as seen by similar unsold apartments at 45-16 83 Street and on Queens Blvd.

45-16 83 Street was a spot re-zoning that happened many years ago and much as changed since then

Area along the railroad currently does not have high rise buildings

Recommendation submitted by	QN CB4	Date: 10/1/2021 5:44 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 45-20 83rd Street Rezoning	
Applicant: Sunshine Elmhurst LLC	Applicant's Primary Contact: Richard Lobel
Application # 210042ZRQ	Borough:
CEQR Number: 21DCP113Q	Validated Community Districts: Q04

Docket Description:

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

RECOMMENDATION: Unfavorable			
# In Favor: 0	# Against: 39	# Abstaining: 0	Total members appointed to the board: 39
Date of Vote: 9/14/2021 12:00 AM		Vote Location: via Webex	

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

Date of Public Hearing:	
Was a quorum present? No	<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>
Public Hearing Location:	

<p>CONSIDERATION: Income levels shown on the MIH Options Chart from the developer Projected Area and Census Tract were incorrect Recommendation: Present correct figures for district of CB4 Housing should match the neighborhoods affordability levels and its AMI MIH does not work for our community which is a working class community More tall and out of character buildings would be erected because of the lack of zoning restrictions Elmhurst and Corona has never been contextually rezoned and the infrastructure and quality of life is suffering as more seen by the effects of the Pandemic Examine contextual zoning with the Community Board, Elected Officials, and City Planning Housing unaffordable; rents would increase as this type of development leads to rent increases Results of the Environmental Impact studies needed since site was a former manufacturing location Why does this proposal show that other properties adjacent will also be expanded to the R7A zoning, adjacent properties are lower density 2 stories The owner was aware of the zoning restriction. Why are they asking for such a large rezoning as the adjacent properties to this site are 2 story homes More burden on water pressure, sewers, catch basins and infrastructure as seen by Hurricane Ida Added traffic congestion Congestion will impact nearby arteries to Elmhurst Hospital Safety of the space and evacuation Community does not need more luxury apartments as seen by similar unsold apartments at 45-16 83 Street and on Queens Blvd. 45-16 83 Street was a spot re-zoning that happened many years ago and much as changed since then Area along the railroad currently does not have high rise buildings</p>		
Recommendation submitted by	QN CB4	Date: 10/1/2021 5:44 PM

Queens Borough President Recommendation

APPLICATION: ULURP #210041 ZMQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Sheldon Lobel P.C. on behalf of Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Elmhurst, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630. (Related ULURP #210042 ZRQ)

PUBLIC HEARING

A remote Public Hearing was held via Zoom webinar and livestreamed on the Queens Borough President's website on Thursday, September 23, 2021 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 R7A District. The proposed rezoning area consists of Block 1536, Lots 79, 80, 223, p/o 85, p/o 75, and p/o Condo Lots 1101-1242 (formerly 215). The proposal would extend an existing R7A District directly north of the area to be rezoned;
- The applicant has also filed an application (ULURP #N210042 ZRQ) to amend Appendix F of the NYC Zoning Resolution establishing and mapping the proposed rezoning area as a Mandatory Inclusionary Housing Area;
- The rezoning would allow construction of a 9-story building on the western portion of the applicant's property (Block 1536 Lots 80 & 223). The proposed building would have 163 residential units including 41-49 affordable units using either MIH Option 1 (25% units @ 60% average AMI) or Option 2 (30% units @ 80% average AMI). The rezoning would also make the Renaissance Charter School 2 currently under construction on the eastern part of the applicant's site as-of-right. The school building is under construction subject to a Board of Standards and Appeals Special Permit (BSA #2019-184 BZ) granted in June 2020 allowing a school in a manufacturing district;
- The proposed development site is approximately 44,650 SF (Lot 80 - 5,250 SF and Lot 223 - 39,400 SF). The southern portion of the site abuts the Long Island Rail Road (LIRR) right-of-way. 82nd Street dead ends at 47th Avenue and 83rd Street dead ends at the LIRR right-of-way. The site was formerly occupied with a warehouse that has been demolished to make way for the school under construction and the proposed apartment building;
- The surrounding area is developed with a mix of uses that includes low to medium density housing and some light industrial businesses. The property directly abutting the project site to the north is developed with two 7-story buildings;
- Community Board 4 (CB 4) conditionally disapproved this application unanimously by a vote of thirty-seven (37) against with none (0) in favor or abstaining at the monthly meeting held on September 14, 2021. CB 2's reasons for disapproving the application included: the rents (both market rate and affordable units) were too expensive and do not reflect the needs of the surrounding community; the infrastructure is already overburdened; there is already traffic congestion in the area.

Continued on Page two ...

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #210041 ZMQ

Page two

RECOMMENDATION

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

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction, development and management of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;
- The Mandatory Inclusionary Housing for this project should be provided using Option 1 which is 25% of units @ 60% Average AMI. It should be noted that the percentage of affordable housing is the minimum required. There is a severe shortage of affordable units citywide – any units over the minimum requirement would be helpful to provide much needed affordable housing for Queens and NYC residents with few choices.



PRESIDENT, BOROUGH OF QUEENS

11/8/2021

DATE

Queens Borough President Recommendation

APPLICATION: ULURP #N210042 ZRQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Sheldon Lobel P.C. on behalf of Sunshine Elmhurst LLC pursuant to Section 201 of the New York City Charter for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District. (Related ULURP #210041 ZMQ)

PUBLIC HEARING

A remote Public Hearing was held via Zoom webinar and livestreamed on the Queens Borough President's website on Thursday, September 23, 2021 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:

- This application would amend Appendix F of the NYC Zoning Resolution to establish and map the area to be rezoned proposed as a Mandatory Inclusionary Housing area;
- The applicant has also filed another application proposing to rezone an existing M1-1 District to an R7A District. The proposed rezoning area consists of Block 1536, Lots 79, 80, 223, p/o 85, p/o 75, and p/o Condo Lots 1101-1242 (formerly 215). The proposal would extend an existing R7A District directly north of the area to be rezoned;
- The rezoning would allow construction of a 9-story building on the western portion of the applicant's property (Block 1536 Lots 80 & 223). The proposed building would have 163 residential units including 41-49 affordable units using either MIH Option 1 (25% units @ 60% average AMI) or Option 2 (30% units @ 80% average AMI). The rezoning would also make the Renaissance Charter School 2 currently under construction on the eastern part of the applicant's site as-of-right. The school building is under construction subject to a Board of Standards and Appeals Special Permit (BSA #2019-184 BZ) granted in June 2020 allowing a school in a manufacturing district;
- The southern portion of the site abuts the LIRR right-of-way. 82nd Street dead ends at 47th Avenue and 83rd Street dead ends at the LIRR right-of-way. The site was formerly occupied with a warehouse that has been demolished to make way for the school under construction and the proposed apartment building. The surrounding area is developed with a mix of uses that includes low to medium density housing and some light industrial businesses. The property directly abutting the project site to the north is developed with two 7-story buildings;
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Continued on Page Two...

RECOMMENDATION

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

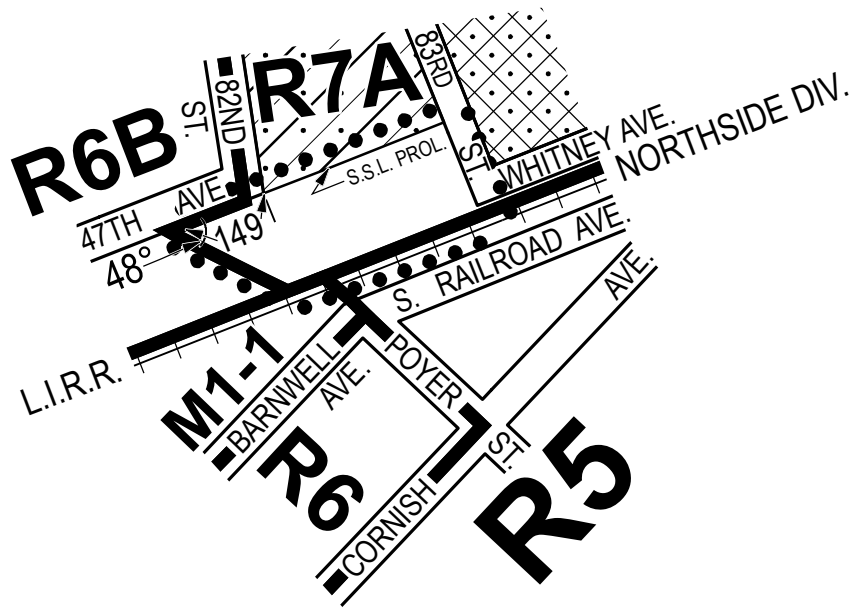
- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction, development and management of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;
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PRESIDENT, BOROUGH OF QUEENS

11/8/2021

DATE



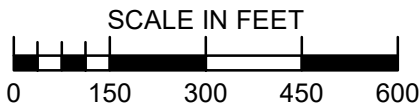
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

9d
 BOROUGH OF
QUEENS

S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 July 26, 2021



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-1 District to an R7A District.

Indicates a C2-2 District

Indicates a C2-3 District