



**IN THE MATTER OF** an application submitted by 48-18 Van Dam Property Holdings, 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 M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

---

This application for a zoning map amendment was filed by 48-18 Van Dam Property Holdings, LLC on February 28, 2019 to facilitate the enlargement of an existing two-story loft building with an additional four stories of office space at 48-18 Van Dam Street in the Long Island City neighborhood of Queens, Community District 2.

## **BACKGROUND**

The applicant seeks a zoning map amendment from an M2-1 zoning district to an M1-5 zoning district of an approximately 66,200-square-foot block to facilitate a four-story enlargement of an existing two-story commercial loft building located on the development site at 48-18 Van Dam Street (Block 284, Lot 1).

The project area includes the development site (Block 284, Lot 1), as well as two lots (Block 284, Lots 6 and 14) not owned by applicant and not expected to result in development from the proposed action. The development site is a trapezoidal corner lot with approximately 29,783 square feet of lot area currently improved with a two-story commercial building. It was acquired by Local 813 of the International Brotherhood of Teamsters, represented by the applicant, where, in 2015, their headquarters and affiliated organizations were relocated from 45-18 Court Square, also in Long Island City. The loft building was built in 1928 and contains approximately 53,500 square feet of floor area resulting in a built floor area ratio (FAR) of 1.8. Lot 6 is a corner lot that contains approximately 16,500 square feet of lot area and is currently improved with a two-story manufacturing building with approximately 16,800 square feet of

floor area (1.02 FAR). Lot 14 is a corner lot that contains 20,000 square feet of lot area and is improved with a 3,510-square-foot one-story automotive service station and leasing facility.

The surrounding area is primarily characterized by commercial and light industrial uses. There are commercial, community facility, automotive and industrial uses along Van Dam Street, a 100-foot-wide street that serves as a major north-south thoroughfare between the Long Island Expressway (one block to the south, with a connection to the Brooklyn-Queens Expressway) and Queens Boulevard. Public facility uses in the surrounding area includes a New York State prison located one block to the north. In addition to LaGuardia Community College, located two blocks to the north, there are several union-affiliated training facilities located within three blocks of the project area. Immediately northwest of the project area are two mixed-use commercial and industrial buildings that each occupy an entire block and are illustrative of the loft building typology prevalent in the surrounding area. Known as the Falchi and Factory buildings, they have a built FAR of 5.0 and 8.0, respectively. In addition to office and industrial space, these buildings also include restaurants that predominantly serve workers and students in the surrounding area. Two- to 10-story loft buildings are located on adjacent blocks and represent the predominant building typology of the surrounding area. Other local retail uses are located along Queens Boulevard, two blocks north of the project area. The predominant street layout includes large blocks with long street frontages, ranging from the portion of Van Dam Street adjacent to the project area at 480 feet to approximately 600 feet along the block immediately north of the project area.

The area is also well served by public transit options. The 33<sup>rd</sup> Street-Rawson subway station, providing access to the elevated 7 line, is located two blocks north of the project area at Queens Boulevard. Additionally, the area is served by several New York City Transit bus routes that traverse Van Dam Street, Queens Boulevard, and Borden Avenue, another major thoroughfare that runs parallel to the Long Island Expressway.

The project area is located within an M2-1 zoning district, established in 1961 with the enactment of the Zoning Resolution. In 1995, a portion of the M2-1 district located immediately

north of the project area was changed to M1-4 upon approval of the LIC Framework Implementation (C 950403 ZMQ). Similar to M1-4 zoning districts, M2-1 zoning districts allow light industrial uses such as woodworking shops, repair shops, and wholesale service and storage facilities, as well as most commercial uses. However, unlike M1-4 zoning districts, M2-1 zoning districts do not permit community facility uses. The maximum manufacturing and commercial FAR is 2.0 and building heights are controlled by a sky exposure plane that begins 60 feet above the street line. Accessory off-street parking is not required for M1-4 and M2-1 zoning districts. The project area is also located within the LIC Industrial Business Zone (IBZ), established in 2006 to designate the area for industrial and manufacturing uses. In addition to providing direct business assistance to existing manufacturing firms and relocation tax credits for businesses that relocate within the IBZ, the City of New York has committed to preclude any zoning actions within the IBZ that would result in residential development.

The applicant proposes a four-story enlargement to the existing two-story building. The development would contain approximately 148,849 square feet of floor area, including 27,390 square feet of area on the second floor to be used for accessory off-street parking. This represents an addition of approximately 94,452 square feet of union-affiliated office, record storage, and meeting space. The ground floor would contain 22,267 square feet of retail space, and 2,000 square feet would be used for a union-affiliated training space. The building would have a total FAR of 4.08 and rise to a height of 85 feet. Forty-nine permitted, but not required, unattended accessory parking spaces would be located on the second floor, accessed from a ramp on Hunters Point Avenue. Approximately 10 perpendicular accessory parking spaces located between the street wall and Hunters Point Avenue would be removed. The proposed accessory parking would be located at a height of less than 23 feet from grade and would not count as zoning floor area. The applicant anticipates a high parking utilization during off-peak hours when union-affiliated members would be in attendance for training or other union-affiliated events. The applicant also proposes an approximately 800-square-foot private open space along Hunters Point Avenue, a requirement of the Conditional Negative Declaration that was codified in a Restrictive Declaration executed at certification. The open space would consist of benches with trees and potted planters located to serve as a buffer from the vehicular entrance

on Hunters Point Avenue.

To facilitate the enlargement, the applicant seeks to rezone the project area to an M1-5 zoning district. M1-5 zoning districts permit a maximum FAR of 5.0 for commercial and manufacturing uses and a FAR of 6.5 for community facility uses. Residential use is prohibited. M1-5 zoning districts allow all uses permitted within M2-1 zoning districts, as described above, as well as community facility uses. Building height is governed by a sky exposure plane that begins at 85 feet above the street line. On narrow streets, an initial setback of 20 feet is required and the sky exposure plane rises at a slope of 2.7 feet of vertical distance for each foot of horizontal distance. On wide streets, the initial setback is 15 feet and the sky exposure plane rises at a slope of 5.6 feet of vertical distance for each foot of horizontal distance. Accessory parking is not required in M1-5 districts.

## **ENVIRONMENTAL REVIEW**

This application (C 190260 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 20DCP096Q.

After a study of the potential environmental impact of the proposed actions, a Conditional Negative Declaration (CND) was issued on April 5, 2021 noting that specific project components and mitigation are required to preclude significant adverse traffic and open space impacts. The requirements regarding traffic and open space are described in the Environmental Assessment Statement and CND. The CND was published in the City Record. Pursuant to SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., a 30-day comment period followed. No comments were received. As described in the CND, the applicant will enter into a Restrictive Declaration to ensure implementation of measures relating to transportation and open space. Additionally, the CND

includes an (E) designation to avoid the potential for significant adverse impacts related to noise, air quality and hazardous materials (E-608). The requirements of the (E) designation are described in the Environmental Assessment Statement and CND. The City Planning Commission has determined that with the implementation of the measures identified in the CND, the proposed action will have no significant effect on the quality of the environment.

## **UNIFORM LAND USE REVIEW**

On April 5, 2021, this application (C 190260 ZMQ) was certified as complete by the Department of City Planning and duly referred to Queens Community Board 2 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**

Queens Community Board 2 held a public hearing on this application (C 190260 ZMQ) on June 3, 2021, and, on that date, by a vote of 35 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

“Incorporation / display of local artists’ work on interior or exterior of the new building, particularly on the blank south wall and in the pocket park;

Commitment to utilize facility meeting space for local organizations;

Installation of EV chargers in the parking lot to accommodate electric vehicles;

Installation of bicycle parking racks adjacent to the building;

Affirmative effort to market to minority and women owned business for commercial space;

Use of LIC Storefront Program for display of local art in vacant retail spaces.”

## **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (C 190260 ZMQ) on June 10, 2021, and on July 21, 2021, issued a recommendation to approve the application with the following conditions:

“The applicant should work with local artists to showcase their work in and around the new building and in vacant storefronts around the local community;

Work with community groups and other locally based organizations on providing space in the new building for community meetings or events;

Install electric vehicle chargers and provide bicycle parking where possible;  
Work with local community groups and community-based organizations to provide and identify opportunities for MWBE firms, local residents to participate in the construction and operation of the new building;

Work with the NYC Department of Parks and area residents on the design and function of the proposed 700 SF public space.”

## **City Planning Commission Public Hearing**

On July 14, 2021 (Calendar No. 13), the CPC scheduled July 28, 2021, for a public hearing on this application (C 190260 ZMQ). The hearing was duly held on July 28, 2021 (Calendar No. 37). One speaker testified in favor of the application and none in opposition.

The applicant’s land use attorney described the requested zoning map amendment and the goals and objectives of the proposed development. He stated that the applicant proposed the zoning map amendment in order to facilitate the proposed enlargement on the development site. He also stated that the enlargement is intended to primarily support the office needs of union-affiliated organizations. He stated that the applicant is prepared to meet all conditions stipulated in the recommendations issued by Queens Community Board 2 and the Queens Borough President, except for the installation of electric vehicle charging stations due to the high cost of installation and maintenance.

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

## CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 190260 ZMQ) is appropriate.

The Commission notes that the proposed zoning map amendment will change the existing M2-1 zoning district to an M1-4 zoning district, thereby more accurately reflecting the existing context of the larger density loft-style building typologies in the surrounding area and facilitating new office, retail, storage, meeting, and training space, and increasing employment opportunities.

The proposed zoning map amendment is located at the intersection of two wide streets, Van Dam Street and Hunters Point Avenue, an appropriate place for the proposed M1-5 zoning district. The Commission believes that the proposed M1-5 zoning district and its maximum commercial and manufacturing FAR of 5.0 will more closely reflect the bulk of existing loft buildings in the surrounding area. The Commission acknowledges that the building meets the goals of quality ground floor design, with the proposed retail component and office lobby located along Van Dam Street, and the parking and loading access located on Hunters Point Avenue. Additionally, the Commission notes the improvement to the public realm with the inclusion of an approximately 800-square-foot private open space along the Hunters Point Avenue frontage.

The Commission believes that the proposed M1-5 zoning will reflect similar sized loft buildings in the surrounding area and will provide additional needed office space for the surrounding area. In addition, the Commission believes that the proposed development will be consistent with the goals and policies of the Long Island City IBZ by providing ancillary office, training, storage and meeting space for a local trade union.

## **RESOLUTION**

**RESOLVED**, that the having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on April 5, 2021 with respect to this application (CEQR No. 20DCP096Q), 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 Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

The above resolution (C 190260 ZMQ), duly adopted, by the City Planning Commission on August 18, 2021 (Calendar No. 34), 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***

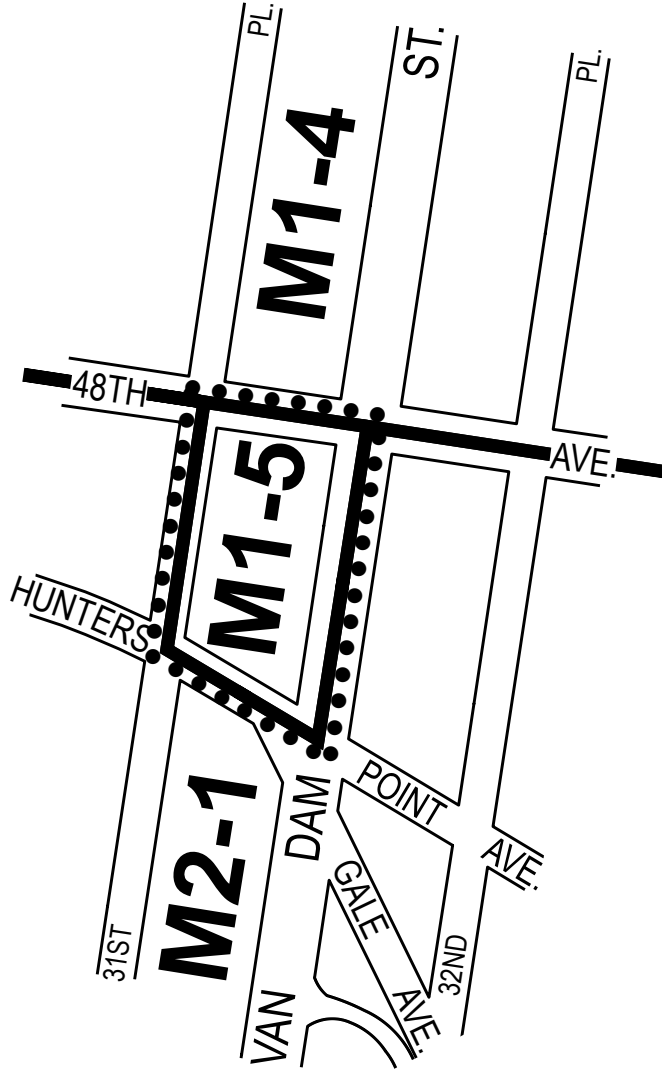
**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,**

**JOSEPH I. DOUEK, HOPE KNIGHT, ORLANDO MARIN,**

**RAJ RAMPERSHAD**

***Commissioners***



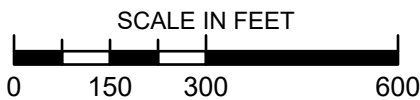


CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**9b**  
 BOROUGH OF  
**QUEENS**



New York, Certification Date:  
 April 5, 2021

*S. Lenard*  
 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 M2-1 District to an M1-5 District.



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 48-18 Van Dam Teamsters Rezoning	
<b>Applicant:</b> Sean Campbell	<b>Applicant's Primary Contact:</b> Eric Palatnik
<b>Application #</b> 190260ZMQ	<b>Borough:</b>
<b>CEQR Number:</b> 77DCP503Q	<b>Validated Community Districts:</b> Q02

**Docket Description:**

IN THE MATTER OF an application submitted by 48-18 Van Dam Property Holdings, 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 M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

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

<b>RECOMMENDATION: Conditional Favorable</b>			
<b># In Favor:</b> 35	<b># Against:</b> 0	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 50
<b>Date of Vote:</b> 6/3/2021 12:00 AM		<b>Vote Location:</b> Zoom	

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

<b>Date of Public Hearing:</b>	
<b>Was a quorum present?</b> 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>
<b>Public Hearing Location:</b>	

**CONSIDERATION:** See Attachment

Recommendation submitted by	QN CB2	Date: 6/21/2021 11:15 AM
-----------------------------	--------	--------------------------



*Donovan Richards*  
*Queens Borough President*

## Community Board No. 2

43-22 50th Street, 2nd Floor  
Woodside, New York 11377

(718) 533-8773

Fax (718-533-8777

Email [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

*Lisa Deller*  
*Chairperson*

*Debra Markell Kleinert*  
*District Manager*

June 8, 2021

Ms. Marisa Lago  
Director  
Department of City Planning  
City Planning Commission  
Calendar Information Office  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

RE: DCP - ULURP Project Application # 190260ZMQ  
48-18 Van Dam Street, LIC, NY 11101  
Block 284, Lot 1  
Queens, New York

Dear Ms. Lago:

On June 3, 2021, Community Board 2 held a public hearing concerning the DCP ULURP Project Application # 190260ZMQ for a zoning map amendment for 48-18 Van Dam Street, Block 284, Lot 1.

At that meeting with a quorum present a motion was made and seconded to approve the application with the following stipulations:

- Incorporation / display of local artists' work on interior or exterior of the new building, particularly on the blank south wall and in the pocket park.
- Commitment to utilize facility meeting space for local organizations.
- Installation of EV chargers in the parking lot to accommodate electric vehicles.
- Installation of bicycle parking racks adjacent to the building.
- Affirmative effort to market to minority and women owned business for commercial space.
- Use of LIC Storefront Program for display of local art in vacant retail spaces.

The vote was 35 in favor; none opposed, and no abstentions.

*"Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth"*

If you have any questions, please contact CB 2.

Sincerely,



Debra Markell Kleinert  
District Manager

DMK/mag

cc: Honorable Alexandria Ocasio-Cortez, US Congress  
Honorable Carolyn B. Maloney, US Congress  
Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Brian Barnwell, NYS Assembly  
Honorable Jessica Gonzalez-Rojas, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Jimmy Van Bramer NYC Council Member  
Honorable Daniel Dromm, NYC Council Member  
Honorable Donovan Richards, Queens Borough President of the Borough of Queens  
Irving Poy, Queens Borough President's office  
Victoria Garvey, Queens Borough President's Office  
Teal Delys, Department of City Planning  
Alexis Wheeler, Department of City Planning  
Lisa Deller, Chairperson, Community Board 2  
Christine Hunter, Co-Chair, Land Use Committee  
Eric Palatnik, P.C., Attorney at Law

DCP ULURP Project Application – 48-18 Van Dam Street

# Queens Borough President Recommendation

**APPLICATION: ULURP #190260 ZMQ**

**COMMUNITY BOARD: Q02**

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 48-18 Van Dam Property Holdings, 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 M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, June 10, 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 was one (1) speaker in favor. The hearing was closed.

## CONSIDERATION

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

- This application is proposing to rezone Block 284, Lots 1, 6 and 14 from an existing M2-1 District to an M1-5 District, bounded by Hunters Point Avenue to the south, Van Dam Street to the east, 48<sup>th</sup> Avenue to the north, and 31<sup>st</sup> Place to the west. The proposed rezoning would facilitate enlargement of an existing building on Lot 1. The Rezoning Area currently has a CEQR E-designation 608;
- The proposed development is a four-story, 121,459-SF enlargement to an existing two-story building (4.08 FAR) with frontage on Van Dam Street and two new curb cuts along Hunters Point Avenue. When completed, the resulting six-story building will become the new headquarters for Teamsters Local Union 813 and will include office, training, and archival space. The building's new height will be 85 feet, and the second floor will contain approximately 27,390 SF for parking (or approximately 49 employee parking spaces). The applicant has promised to also develop and maintain a 700-SF pocket park along Hunters Point Avenue and Van Dam Street, pending a signed NYC Parks Department agreement;
- The Development Site is Block 284, Lot 1, an approximately 29,700-SF (125' x 280') irregularly-shaped corner lot at the southeast corner of Van Dam Street and Hunters Point Avenue. The site is improved with a two-story, approximately 27,007-SF manufacturing/commercial building (1.8 FAR) owned by the Teamsters Local Union 813, with use group 6 (UG-6) commercial retail on the ground floor and a fire alarm system company on the 2<sup>nd</sup> floor. The current building has a two-story, approximately 400-SF (20' x 20') rear-yard setback in the interior, northwest corner of the lot;
- Within the NYC metropolitan area, Teamsters Local Union 813 represents workers in private sanitation, funeral, demolition and other various sectors. The current Teamsters headquarters is located at 45-18 Court Square and is approximately 12,500 SF. The applicant states that this space is no longer adequate for the union as it continues to grow;
- Located in an Industrial Business Zone, the 600-ft area surrounding the Development Site and Rezoning Area includes two- to ten-story buildings zoned M1-1, M1-4, M2-1, M3-1 and M3-2 that consist of commercial, light industrial and automotive-related uses. The Site is one block north of the Queens Midtown Expressway, approx. two blocks south of Queens Blvd and the adjacent 33rd St-Rawson St 7 train station, and approx. three-quarters of a mile south of the Queens Plaza E, M, and R train station. Within a mile of the Project Area, ferry (Hunters Point South), LIRR (Hunters Point Avenue) and bus (Q39, Q32, Q60 and Q67) services are also available;
- Community Board 2 (CB2) conditionally approved this application by a vote of thirty-five (35) in favor with zero (0) against and zero (0) abstaining at a public hearing held on June 3, 2021. There were no public speakers at the CB 2 meeting. CB 2 asked the applicant to consider the following requests during the hearing: to work with local artists (to showcase art on the ground floor and throughout the new building) and community groups (such as LaGuardia Community College to create partnerships and share meeting space) in the Project Area; a bike room; 100% union construction and maintenance labor; and the installation of electric vehicle chargers in the parking area where possible. The applicant has promised to meet some or all of these conditions to facilitate this Development;

**QUEENS BOROUGH PRESIDENT RECOMMENDATION**

**ULURP # 190260 ZMQ**

**Page two of two**

RECOMMENDATION

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

- The applicant should work with local artists to showcase their work in and around the new building and in vacant storefronts around the local community;
- Work with community groups and other locally based organizations on providing space in the new building for community meetings or events;
- Install electric vehicle chargers and provide bicycle parking where possible;
- Work with local community groups and community based organizations to provide and identify opportunities for MWBE firms, local residents to participate in the construction and operation of the new building;
- Work with the NYC Department of Parks and area residents on the design and function of the proposed 700 SF public space.



July 21, 2021

\_\_\_\_\_  
PRESIDENT, BOROUGH OF QUEENS

\_\_\_\_\_  
DATE