



IN THE MATTER OF an application submitted by Mark E. Solow pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 district to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated April 27, 2011 and subject to the conditions of CEQR Declaration E-269.

This application for an amendment of the Zoning Map was filed by Mark E. Solow on November 17, 2006 to rezone a portion of one block from M1-1 to R6/C2-2 to facilitate the development of a seven-story, mixed-use building in Flushing, Queens Community District 7.

BACKGROUND

The applicant seeks approval of a zoning map amendment from M1-1 to R6/C2-2 to facilitate the development of a seven-story, mixed-use building in Flushing, Queens Community District 7.

The area proposed to be rezoned (Block 4958, Lots 65, 67 and part of 63) is an approximately 10,105 square foot irregular parcel located at the northeast corner of Northern Boulevard and Prince Street in an M1-1 zoning district. Lots 65 and 67 are located entirely in an M1-1 district, Approximately two-thirds of Lot 63 is located in an M1-1 district and the remaining lot area is zoned R6 with a C2-2 commercial overlay. The subject parcel is developed with three attached one-story buildings occupied by an automobile parts and accessories store.

The project site has frontage along Northern Boulevard and along Prince Street. Northern Boulevard, a wide street mapped at 175 feet, is a major east-west thoroughfare connecting Queens with Nassau County. Prince Street is a narrow street mapped at 70 feet. Nearby

properties east of the project site and along the north side of Northern Boulevard are zoned R6/C2-2, and C4-3 (an R6 equivalent) along the south side. These properties are developed with a mix of commercial/retail, community facility and residential buildings ranging in height from one- to eight- stories. The vacant RKO Keith Theater, one of the adjacent properties along Northern Boulevard, was granted a variance by the Board of Standards and Appeals (BSA) to develop a 17-story, mixed-use building.

Properties west of the site along Northern Boulevard are zoned M1-1 and developed with one- and two-story commercial and warehouse buildings. Nearby properties along Prince Street are zoned M1-1 and developed with commercial and residential buildings ranging in height from one- to five- stories.

The area is well-served by public transportation. Bus stops for the Q19, Q65 and Q66, located on Northern Boulevard, provide transportation to Astoria, Jamaica and Long Island City. Bus stops for the Q25, Q34, QBx1 bus lines are located south of the site along Main Street, providing residents with transportation between Whitestone, College Point, Jamaica and the Bronx. Also to the south along Main Street, more than a dozen bus routes service Flushing with destinations in Nassau County, the Bronx, Manhattan and other areas of Queens. The #7 subway line is located at Main Street and Roosevelt Avenue and the Long Island Rail Road's Port Washington Branch, Flushing-Main Street stop just one block away.

The area also has good access to the highway network. Northern Boulevard, a major east-west thoroughfare, connects Queens with Nassau County and with the regional highway system. Nearby highways include the Van Wyck Expressway, the Grand Central Parkway, the Whitestone Expressway and the Long Island Expressway.

The existing M1-1 zoning district is a low density manufacturing district that restricts development to light industrial and commercial uses at a maximum floor area ratio (FAR) of 1.0, and limited community facility uses at a maximum FAR of 2.4. Residential uses are not allowed

in M1-1 districts. Building height is regulated by the sky exposure plane. Typical building heights are 1 and 2 stories.

The proposed R6 district is a medium density residential district that permits a maximum residential FAR of 2.40, and a maximum community facility FAR of 4.8. The proposed C2-2 commercial overlay allows the proposed retail uses at a maximum FAR of 2.0. Building height is regulated by the sky exposure plane. Typical building heights in R6 districts range from 6 to 13 stories.

The proposed zoning map amendment would extend an adjacent R6/C2-2 District to encompass the rezoning area in order to facilitate development of a seven-story 52,570 square foot building with a cellar. The building would contain 34 residential units, 7,100 square feet of ground floor retail space and 9,560 square feet of community facility space, which is anticipated to be a recreational center. Approximately 3,015 square feet of landscaped outdoor recreation space, which would be accessible to the building's tenants, is proposed on the roof over the second floor at the rear of the building. Sixty-two attended underground parking spaces are proposed in the building's cellar and would be access by a curb cut on Prince Street. In addition, 17 bicycle spaces would be provided.

ENVIRONMENTAL REVIEW

This application (C 070210 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DCP029Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action (C 070210 ZMQ), a Negative Declaration was issued. The lead agency has determined that the proposed actions will

have no significant effect on the quality of the environment. To avoid the potential for significant adverse impacts related to air quality and noise, an (E) designation has been incorporated into the proposed action, as described below:

The (E) designation requirements related to air quality would apply to the following properties:

<u>Block</u>	<u>Lot(s)</u>
4958	65, 67 and 63

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

Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

The (E) designation requirements related to noise would apply to the following properties:

<u>Block</u>	<u>Lot(s)</u>
4958	65, 67 and 63

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

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

UNIFORM LAND USE REVIEW

This application (C 070210 ZMQ) was certified as complete by the Department of City Planning on January 3, 2011, and was duly referred to Community Board 7 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

Community Board 7 held a public hearing on March 14, 2011, on this application (C 070210 ZMQ), and on that date by a vote of 31 to 2 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President who issued a recommendation on May 6, 2011, approving the application.

City Planning Commission Public Hearing

On April 13, 2011 (Calendar No. 3), the City Planning Commission scheduled April 27, 2011, for a public hearing on this application (C 070210 ZMQ). The hearing was duly held on April 27, 2011 (Calendar No. 6). There were 2 speakers in favor of this application and no speakers opposed.

The speakers included the applicant's representative and architect. The applicant's representative briefly described the project, and the applicant's representative was present to answer questions.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this proposed amendment of the Zoning Map (C 070210 ZMQ), is appropriate.

The Commission notes that the proposed rezoning from M1-1 to R6/C2-2 would facilitate the development of a 7-story mixed-use building containing 34 dwelling units, 7,100 square feet of ground floor retail and 9,560 square feet of community facility space on the applicant's property.

The Commission further notes that the rezoning area is contiguous to an existing R6/ C2-2 zoning district, and that the proposed zoning change would simply extend the adjacent R6/C2-2 -- which currently exists on a portion of the proposed development site --- to the entire development parcel.

The Commission recognizes that the current M1-1 zoning district has been in place since 1961 and does not reflect current land use patterns, particularly on nearby properties along Prince Street which are developed with a mix of residential and commercial uses. The Commission believes that the proposed R6 zoning district with a C2-2 commercial overlay will produce a building that is consistent with the nearby contexts and recent development trends. The Commission notes that in June 2010, the zoning on property located one block north of the development site on 35th Avenue was changed from M1-1 to R6/C2-2 (C 030223 ZMQ) to facilitate construction of an 11-story mixed-use building that will contain approximately 100 residential units. The Commission further notes that east of the site on property zoned R6/C2-2 along Northern Boulevard, the Board of Standards and Appeals (BSA) granted approval in 2005 (156-03BZ) to allow a 17-story mixed-use building to contain approximately 200 units.

The Commission believes that the proposed expansion of an existing R6 district and C2-2 commercial overlay recognizes the potential for the expansion of a mix of residential, community facility and commercial uses at this location, which is just north of Downtown Flushing, a vital business center and a major regional transportation hub.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, pursuant to Section 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in

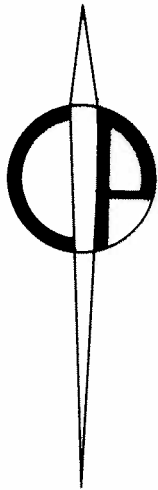
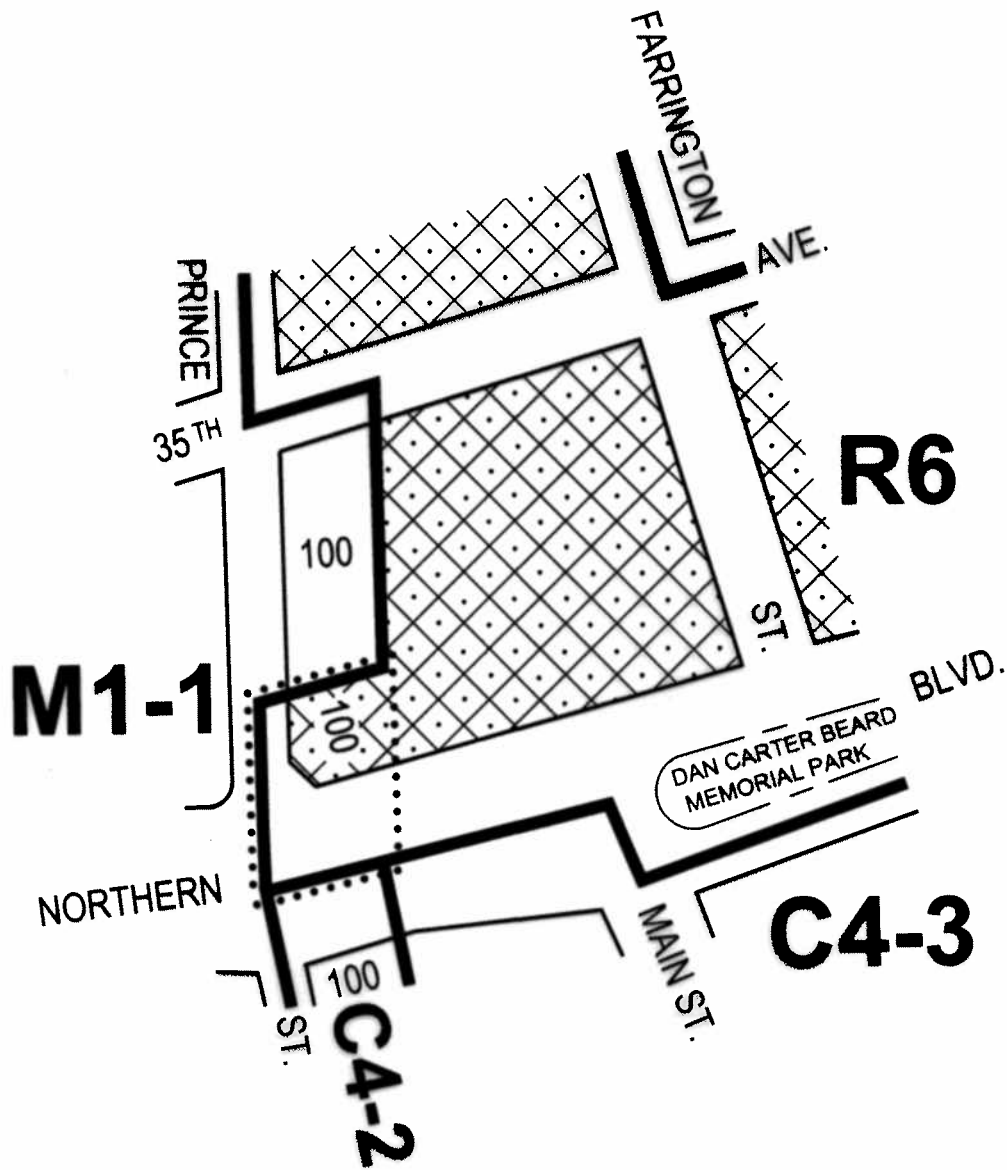
this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, is further amended by changing the Zoning Map, Section No. 10a:

1. changing from an M1-1 district to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-269.

The above resolution (C 070210 ZMQ), duly adopted by the City Planning Commission on May 25, 2011 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners



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

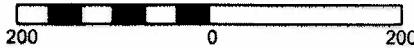
10a

BOROUGH OF
QUEENS

S. Voyages, R.A. Director
Technical Review Division

New York, Certification Date
JANUARY 03, 2011

SCALE IN FEET



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 R6 District and by establishing a C2-2 District within the proposed R6 District.
- Indicates a C2-2 District.

Queens Borough President Recommendation

APPLICATION: ULURP # C070210 ZMQ
Q07

COMMUNITY BOARD:

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Eric Palatnik, PC on behalf of Mark E. Solow., pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map Section No. 10a:

1. changing from an M1-1 District to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
 2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;
- Block 4958, Lots 65, 67 and part of 63, Flushing, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on April 7, 2011 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no speakers for the application. The hearing was closed.

CONSIDERATION

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

- The applicant requests a change in zoning district from an M1-1 District to an R6 District with a C2-2 commercial overlay mapped at a 100' depth from Northern Boulevard which would extend existing R6/C2-2 zoning district on the east of the site to facilitate the development of a 7-story mixed-use building;
- This rezoning proposal would allow the applicant to develop a 7-story building with a total floor area of 52,570 sf. The commercial area would be 7,100sf and community facility area would be 9,560sf, and the residential component with 52 units. The community facility use is anticipated to be a recreational community center. Sixty-two attendant parking spaces would be provided on the cellar level. The entrance to the parking would be on Prince Street. The parking for commercial, community facility and residential uses will not be separated. Lift for auto parking system would be used. There would be landscaped outdoor recreation space of 3,015 sf on the roof over the 2nd floor accessible to all the residential tenants of the building;
- The area proposed to be rezoned is an approximately 10,105sf irregular parcel. Lots 65, 67 are located entirely in an M1-1 zoning district and approximately two-thirds of Lot 63 is located in an M1-1 district with the remaining lot area zoned R6 with a C2-2 commercial overlay. The subject property is developed with three attached one-story buildings occupied by an automobile parts and accessories store;
- The site is located at the northeast corner of Northern Boulevard and Prince Street. Northern Boulevard is a wide street and a major east-west thoroughfare in Queens. East of the site along Northern Boulevard is zoned R6/C2-2 along the north side and C4-3 along the south side. This area is developed with a mix of commercial, retail, community facility and residential buildings ranging from 1- to 8 stories. The RKO Keith Theater site in the block on Northern Boulevard was granted a variance by BSA to develop a 17-story, mixed-use building. West of the site along Northern Boulevard is zoned M1-1 and developed with 1- and 2-story commercial and warehouse buildings. Along the Prince Street is developed with 1- to 5-story commercial and residential buildings;
- Community Board 7 approved this application by a vote of thirty-one (31) in favor with two (2) against and none (0) abstaining at a public hearing held on March 14, 2011.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE

