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**IN THE MATTER OF** an application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 10, 2023, and subject to the conditions of CEQR Declaration E-719.

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This application for a zoning map amendment was filed by Mar Mar Realty, LLC on October 12, 2022. This application, in conjunction with a related application for a zoning text amendment (N 230092 ZRQ), would facilitate the development of a nine-story residential building with 415 dwelling units, approximately 113 of which would be permanently income-restricted, with 200 parking spaces and 14,400 square feet of publicly accessible area (PAA) on the development site at 30-05 Farrington Street in the Flushing and College Point neighborhood border of Queens, Community District 7.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 230091 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 230092 ZRQ            Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

### **BACKGROUND**

The applicant seeks a zoning map amendment from an M1-1 zoning district to an R7A zoning district and a zoning text amendment to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new, nine-story residential building

totaling 469,000 square feet. The building would include 415 dwelling units, approximately 113 of which would be permanently income-restricted, with 200 parking spaces in the cellar and 14,400 square feet of PAA at 30-05 Farrington Street.

The project area is coterminous with the development site which consists of three properties on a single block (Block 4370, Lots 1, 15 and 48) located in the Flushing and College Point neighborhood border of Queens, Community District 7. The development site combined resembles an L-shape and contains frontage along four streets: approximately 265 feet along Whitestone Expressway service road; approximately 280 feet along Linden Place; approximately 460 feet along Farrington Street; and approximately 60 feet along 31<sup>st</sup> Road.

Block 4370 Lot 1 is a 16,600 square feet narrow corner lot utilized as an accessory parking area for Lot 15. Lot 15 is developed with a 37,520 square feet one-story bowling alley on a 58,000 square feet irregularly-shaped lot. Lot 48 is a 6,650 square feet narrow interior lot utilized as an accessory parking area for Lot 15.

The project area sits at an intersection of the College Point, Whitestone and Flushing neighborhoods, separated by the Whitestone Expressway. The area to the north of the project area consists of the Special College Point District, which is predominately commercial and manufacturing and is zoned M1-1 and M2-1 which facilitates campus-like business developments. The M1-1 and M2-1 zoning districts allow light manufacturing, commercial and industrial uses at an FAR of 1.0 and 2.0, respectively and maximum building heights based on the sky-exposure plane at 30 feet and 60 feet above the street line. This Special District area is developed as a commercial business park and contains several large one and two-story commercial complexes, such as the College Point Multiplex Cinemas, a Home Depot and a large printing press and distribution facility for the New York Times, among other news outlets.

The area to the west and south of the project area is established with a M2-1 zoning district and predominantly developed with commercial and light industrial and manufacturing uses. The Whitestone Expressway Plaza, a strip-mall style retail complex, comprises of an open parking area with a series of eating and drinking establishments, banks, pharmacy and supermarket.

Immediately to the south of the project area and located on the same block as the development site is a six-story commercial office building owned and operated by the City of New York. Further south are blocks predominately developed with smaller residential and mixed-use residential and commercial properties ranging in height between two and four stories.

The area immediately to the east and adjacent of the project area is within a R6 zoning district and is developed with mid-rise residential uses. The R6 zoning district permits medium and higher-density residential uses under height factor and Quality Housing regulations at densities ranging in FAR from 0.78 to 2.43. The height factor regulations for R6 zoning districts encourage small apartment buildings on small zoning lots, and tall, narrow buildings that are set back from the street on larger lots. Linden Towers Co-Op Park contains tower-in-the-park style height factor housing rising to six-stories.

A single 1.47 acres park, Cadwallader Colden Playground is located approximately three blocks east of the project area at 31<sup>st</sup> Road and Union Street. In addition, a small .32 acres of public open space surrounds the Lewis H. Latimer Houses two blocks to the south of the playground.

The project area is located approximately one mile north of the New York City Transit subway station at Flushing-Main Street, where the 7 Train provides service through Queens to Midtown Manhattan. Express buses, QM2, QM20 and QM32 as well as the local Q25 and Q50 buses make stops at Linden Place and the Whitestone Expressway service roads, connecting the affected area with rail transit.

Although the project area has not been rezoned since 1961, the surrounding area has been affected by several private rezonings. To the south of the project area, two private zoning map amendment applications were approved in 2010 and 2017. The first, 35th Avenue Rezoning (C 030223 ZMQ), was adopted in July of 2010 and changed an area from an M1-1 zoning district to a R6/C2-2 zoning district on the north side of 35<sup>th</sup> Avenue between Prince and Farrington Streets to facilitate a 11-story mixed-use building to contain residential, community facility and retail uses. The parcel was subsequently developed with a 16-story mixed use building in 2020. The

second, 135-01 35th Avenue Rezoning (C 170180A ZMQ), was adopted in October of 2017. This rezoning is immediately to the east of the 35th Avenue Rezoning at the northeast corner of 35th Avenue and Farrington Street and changed an M1-1 zoning district to an R7A/C2-3 zoning district with MIH to facilitate a nine-story residential development with 93 dwelling units, 27 of which would be affordable under MIH.

The applicant proposes to develop a nine-story residential development that would include 415 residential units, including approximately 113 permanently income-restricted units, 200 parking spaces in the cellar and 14,400 square feet of publicly accessible area. The building would rise to a maximum height of 95 feet and set back at the seventh floor, following varied setbacks along Linden Place, the Whitestone Expressway and Farrington Street frontages. Since Linden Place is a narrow street, measuring 60 feet, a minimum setback of 15 feet is provided, while setbacks ranging from 10 feet to 26 feet are provided along the Whitestone Expressway and Farrington Street frontages, which are considered wide streets.

The development's parking would be provided at the cellar level via two relocated 22-foot curb cuts, one along Linden Place and the other along Farrington Street and the remaining existing curb cuts present on the development site would be removed. Cars would be able to enter both entrances but would be required to exit from Farrington Street to draw traffic away from Linden Place. Curb cut area would be treated with concrete hatching and speed bumps to reduce pedestrian conflicts with automobiles.

The development site is wholly located within the NYC Coastal Zone Boundary and is located in the 1 Percent Annual Flood Hazard area (AE) and the .2 Percent Annual Flood Hazard by FEMA's Preliminary Flood Insurance Rate Maps (PFIRM). This zone requires that habitable spaces be located above 13 feet in elevation and that Appendix G of the NYC Building Code apply. The first habitable floor in the proposed development would be located above 16 feet in elevation. The cellar level for parking would be wet floodproofed per Appendix G requirements.

The frontage of the development site would be required to provide 27 new street trees and a 14,400 square-foot Public Accessible Area (PAA) at the corner of Farrington Street and 31<sup>st</sup>

Place as a project component related to the environmental (PCRE). The PAA contain active and passive open areas, including a range of tree plantings and seating, as well as signage indicating open hours, lighting and trash receptacles. Its design and operation would be memorialized in a restrictive declaration.

To facilitate the proposed development, the applicant seeks a zoning map amendment to change the zoning of the project area from a M1-1 zoning district to an R7A zoning district. An R7A zoning district is proposed to be mapped over the project area, which is coterminous with the development site. R7A zoning districts are medium-density contextual residential zoning districts that allow a maximum residential FAR of 4.6, within an MIH area, and a maximum 95-foot building height, with a qualifying ground floor. Above a base height ranging from 40 to 75 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 95 feet or 9 stories. Parking is required for 50 percent of all dwelling units.

The applicant also proposed a zoning text amendment (N 230092 ZRQ) to designate the project 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, with no units targeted for households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be affordable at an average of 80 percent of the AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 230091 ZMQ), in conjunction with the related application for a zoning text amendment (N 230092 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 lead is the City Planning Commission. The designated CEQR number is 23DCP104Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on July 10, 2023. The Negative Declaration includes an (E) designation (E-719) 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. The project also includes project components related to the environment (PCRE) related to open space, construction air quality, and construction noise. With these measures in place, there would be no significant adverse impacts related to open space or construction. The applicant will enter into a Restrictive Declaration to ensure implementation of measures relating to open space, construction air quality, and construction noise. The City Planning Commission has determined that the proposed actions will have no significant effect on the environment.

#### **WATERFRONT REVITALIZATION PROGRAM**

This application (C 230091 ZMQ), in conjunction with the related application for a zoning text amendment (N 230092 ZRQ), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 23-030.

This action was determined to be consistent with the policies of the WRP.

#### **UNIFORM LAND USE REVIEW**

This application (C 230091 ZMQ) was certified as complete by the Department of City Planning on July 10, 2023, and duly referred to Queens 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), along with the related application for a zoning text amendment (N 230092 ZRQ), which was referred for information and review in accordance with the procedures for non-Uniform Land Use Review Procedure (ULURP) matters.

## **Community Board Public Hearing**

Queens Community Board 7 held a public hearing on this application (C 230091 ZMQ) and the related application for a zoning text amendment (N 230092 ZRQ) on September 18, 2023, and on that date, by a vote of 38 in favor, 1 opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. Eliminate any Community Facility Use.
2. Maximum # of Dwelling Units to be 350 units.
3. Minimum # of Parking Spaces to be 300 spaces.
4. Linden Place Site Access will be restricted to right-turn southbound and no Egress will be allowed.
5. Provide (2) on-grade Parking Spaces for UPS, FEDEX, Amazon Delivery Vehicles
6. Provide a “Parking Garden” with approximately (34) on-grade Parking Spaces on Farrington Street with an appealing greenspace area with trees and shrubbery, and a 6’ high Estate Style Fence with lighting and security as replacement to the proposed PAA.”

## **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (C 230091 ZMQ) and the related action for a zoning text amendment (N 230092 ZRQ) on October 12, 2023, and on October 17, 2023, issued a recommendation to approve the application with the following conditions:

- “ • There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. Special attention should be made to nearby NYCHA developments (i.e., Bland Houses and Latimer Gardens). There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should pursue 415 housing units as originally proposed with the certified rezoning application;

- With regard to affordability, the Applicant should introduce a significant number of units for families and individuals who make 30% AMI; and
- Within the PAA, the Applicant should include active playground equipment for children.”

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

On October 18, 2023, (Calendar No. 4), the City Planning Commission scheduled November 1, 2023 for a public hearing on this application (C 230091 ZMQ) and the related application for a zoning text amendment (N 230092 ZRQ). The hearing was duly held on November 1, 2023 (Calendar No. 12). Four speakers testified in favor of the application and none in opposition.

The applicant’s representative testified in favor of the application and described the surrounding area as having residential buildings ranging in heights similar to the proposed development. The speaker noted the applicant’s decade-long communication with the Community Board and that the applicant team will continue to have conversations with the Community Board and City Council member as the application moves through the ULURP process regarding the total number of dwelling units scenario and amendment to the PAA. The speaker noted the building would be developed with required floodproofing in the cellar. The land use chairperson of Community Board 7 spoke in favor of the application and explained the conditions of the approval. The speaker clarified the condition for the residential only use was related to the traffic conditions of the project area. The president of the Linden Towers Co-Op Homeowners Association spoke in favor of the application and stressed the traffic challenges within the project area. The chair of the Community Board 7 spoke last in favor of the application with the conditions listed in the recommendation, identifying concerns raised by the Board and the council member regarding recreational use within the PAA.

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

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 230091 ZMQ), in conjunction with the related application for a zoning text amendment (N 230092 ZRQ), is appropriate.

The Commission believes this application supports the City's goals to create new market-rate and income-restricted housing in locations that can support and improve local neighborhoods. As such, the proposed project will contain 415 dwelling units, approximately 113 of which would be permanently income-restricted pursuant to MIH and make a meaningful contribution to helping to solve the city's severe shortage of housing.

The new housing will be located near and benefit from commercial amenities that range from local retail uses, such as the eating and drinking establishments, supermarket and a pharmacy at the Whitestone Expressway Plaza, to the larger commercial complexes, such as the College Point Multiplex Cinemas and Home Depot. These proximity of these diverse and active commercial uses in the surrounding area allow the residents of the new housing easy access, as well as add to the customer base of the commercial uses.

The Commission notes that the public accessible PAA area is required under environmental analysis of open space for the existing community as well as the new population of residents that the proposed application is anticipated to bring. The Commission further noted the importance of design of the PAA to benefit all community members that seek to use the communal space.

The proposed zoning district will establish appropriate building height and density within the project area close to transit and services, and will be consistent with the allowed uses of the existing R6 zoning district to the east of the project area.

The proposed zoning text amendment to designate the project area as an MIH Area is also appropriate and consistent with the City's goal to promote the development of affordable housing, as outlined in the Mayor's *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. This project will help address the growing need for more housing in Queens

and the broader city, including the creation of affordable housing near transit, schools, and playgrounds.

The Commission acknowledges Community Board 7's request for larger family-sized dwelling units, concerns about traffic and restrictions on open space because of safety. Although these conditions are beyond its purview, the Commission notes the importance of ensuring income-restricted housing is available to households of all sizes, analyzing traffic mitigation options and the need for open space in growing neighborhoods. The Commission also notes the Borough President's condition to hire M/WBE firms and local residents, which are outside of its purview.

## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on July 10, 2023 with respect to this application (CEQR No. 23DCP104Q), 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, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; 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. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, Borough of Queens, Community District 7, as shown on a

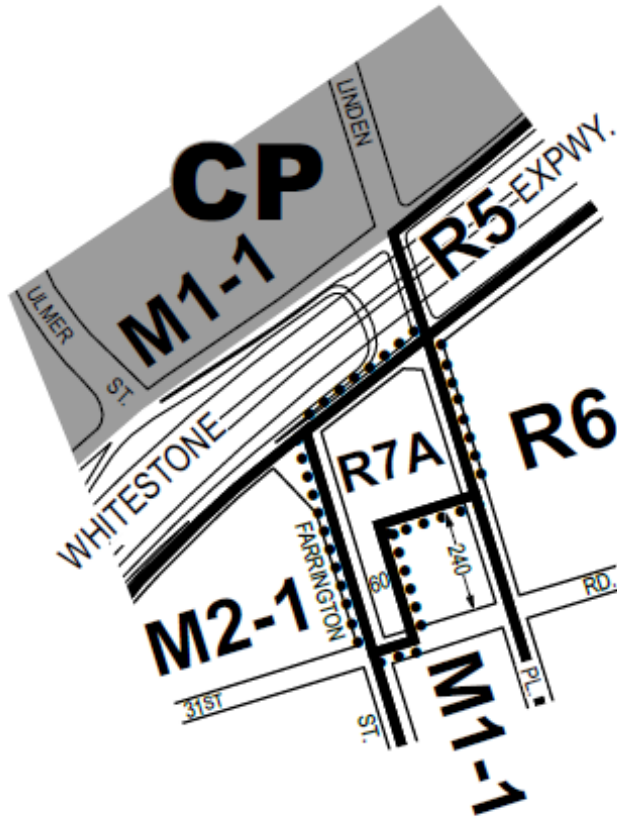
diagram (for illustrative purposes only) dated July 10, 2023, and subject to the conditions of CEQR Declaration E-719.

The above resolution (C 230091 ZMQ), duly adopted by the City Planning Commission on November 29, 2023 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**DANIEL R. GARODNICK, Esq.,** *Chair*

**KENNETH J. KNUCKLES, Esq.,** *Vice Chairman*

**GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq., JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*



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

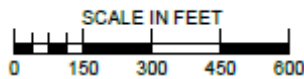
10a

BOROUGH OF  
QUEENS



New York, Certification Date:  
July 10, 2023

S. Lenard, Director  
Technical Review Division



**NOTE:**

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



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> Whitestone Lanes Rezoning	
<b>Applicant:</b> William Camera	<b>Applicant's Primary Contact:</b> Eric Palatnik
<b>Application #</b> 230091ZMQ	<b>Borough:</b>
<b>CEQR Number:</b> 23DCP104Q	<b>Validated Community Districts:</b> Q07

**Docket Description:**  
 IN THE MATTER OF an application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 10, 2023, and subject to the conditions of CEQR Declaration E-719.

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

<b>RECOMMENDATION: Conditional Favorable</b>			
<b># In Favor:</b> 38	<b># Against:</b> 1	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 39
<b>Date of Vote:</b> 9/18/2023 12:00 AM		<b>Vote Location:</b> St. Luke's 16-34 Clintonville St. Whitestone, NY 11357	

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

<b>Date of Public Hearing:</b> 9/18/2023 7:00 PM	
<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>	St. Luke's 16-34 Clintonville Street, Whitestone, NY 11357

<b>CONSIDERATION:</b> Motion to approve this application with these (6) conditions: CB7Q RESTRICTIVE DECLARATIONS - AGREED BY DEVELOPER 1. Eliminate any Community Facility Use. 2. Maximum # of Dwelling Units to be 350 units. 3. Minimum # of Parking Spaces to be 300 spaces. 4. Linden Place Site Access will be restricted to right-turn southbound and no Egress will be allowed. 5. Provide (2) on-grade Parking Spaces for UPS, FEDEX, Amazon Delivery Vehicles 6. Provide a "Parking Garden" with approximately (34) on-grade Parking Spaces on Farrington Street with an appealing greenspace area with trees and shrubbery, and a 6' high Estate Style Fence with lighting and security as replacement to the proposed PAA.	
Recommendation submitted by	QN CB7
Date: 9/20/2023 2:03 PM	

# Queens Borough President Recommendation

**APPLICATION:** Whitestone Lanes Rezoning  
**COMMUNITY BOARD:** Q07

## DOCKET DESCRIPTION

**ULURP #230091 ZMQ – IN THE MATTER OF** an application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 10, 2023, and subject to the conditions of CEQR Declaration E-719. (Related ULURP #N230092 ZRQ).

**ULURP #N230092 ZRQ – IN THE MATTER OF** an application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated May 21, 2023, and subject to the conditions of CEQR Declaration E-719. (Related ULURP #230091 ZMQ).

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President both in-person at 120-55 Queens Boulevard, Borough President’s Conference Room, Kew Gardens NY 11424 and virtually livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, October 12 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 on the application. 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 for a Zoning Map Amendment proposes to rezone three (3) properties identified as Block 4370, Lots 1, 15 and 48, generally bound by Whitestone Expressway, Linden Place, 31st Road, and Farrington Street from an existing M1-1 district to an R7-A;
- The Proposed Rezoning would allow redevelopment of an existing “Whitestone Lanes” Bowling Alley with a 377,871 square-foot (SF), 9-story and cellar residential building (415 units) and approximately 200 parking spaces. Within the 415 units, 113 units would be affordable according to the Mandatory Inclusionary Housing (MIH) Option 1 Program, or 25% of residential floor area set aside for individuals and families making an averaged 60% Area Median Income (AMI). The maximum building height is based on the sky-exposure plane, which begins 30 feet above the street line. The Applicant also included a 14,400-sf landscaped Publicly Accessible Area (PAA) to the south of the building along Farrington Street and 31<sup>st</sup> Road within the Proposed Development. Within the PAA, the Applicant proposes a community farm, community meeting area, social sports area, fitness and picnic areas, as well as passive recreation areas;
- The project area consists of three Tax Lots (1, 15, and 48) of Block 4370 which encompasses approximately 266 feet along the south side of the Whitestone Expressway Service Road, approximately 283 feet along the Linden Place, 460 feet along Farrington Street, and approximately 60 feet along 31<sup>st</sup> Road. The development site resembles an L-shape with frontage along four streets;
- The existing M1-1 zoning district allows a maximum FAR of 1.0 for commercial, industrial, and light manufacturing uses (Use Group 4). The proposed R7A zoning district allows for buildings up to 4.0 FAR (4.6 with MIH) and generally produces 7- to 9-story buildings. A maximum lot coverage is 65 percent for interior and through lots and 100 percent on corner lots. Above a base height of 40 to 75 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 95 feet or 9 stories (with MIH). A 50 percent parking requirement for all dwelling units and affordable units are reduced outside the transit zone;
- The surrounding area is developed with a variety of uses and range in height. The development site sits at the intersection of College Point, Flushing, and Whitestone neighborhoods. The area to the North is College Point consisting of the Special College Point District with commercial/manufacturing businesses and contains large one and two-story commercial complexes. The area to the west and south is developed with commercial and light industrial / manufacturing uses a strip mall style retail complex with a series of eating and drinking establishments, banks and supermarkets. The area immediate to the site is comprised of a varied mixture of land uses including small residential, mixed-use residential with commercial, light manufacturing, a 6-story cooperative (Linden Towers), and a 6-story complex commercial building (DCAS/Department of education) on Lot 50 contains residential units;

- Community Board 7 (CB7) conditionally approved the application by a vote of thirty-eight (38) in favor, one (1) opposed and no (0) abstentions at a public hearing held on September 18, 2023 based on the Land Use Committees recommendations:
  1. Eliminate any Community Facility Use.
  2. Maximum # of Dwelling Units to be 350 units.
  3. Minimum # of Parking Spaces to be 300 spaces.
  4. Linden Place Site Access will be restricted to right-turn southbound and no Egress will be allowed.
  5. Provide (2) on-grade Parking Spaces for UPS, FEDEX, Amazon Delivery Vehicles
  6. Provide a "Parking Garden" with approximately (34) on-grade Parking Spaces on Farrington Street with an appealing greenspace area with trees and shrubbery, and a 6' high Estate Style Fence with lighting and security as replacement to the proposed PA;
  
- At the Borough President's Land Use Hearing, the Borough President asked a number of questions related to the application. The first question pertained to the total number of housing units within the Proposed Development – the Borough President stated that, because the city is in a housing crisis, he would have liked to see the maximum proposed units (415 units) attached to this Proposed Development, not CB7's maximum (350 units). The Applicant acknowledged this statement. The Borough President also asked why there was no community facility space or commercial space proposed within the Proposed Development. The Applicant explained CB7's objections when the project was first introduced: 1) CB7 felt adding more commercial uses was not necessary based on the nearby retail uses, and it would create more traffic, negatively impacting the surrounding area, and 2) CB7 also felt that adding community facility space within the Proposed Development may generate more traffic, especially if the Proposed Development were to change from mixed-use to strictly community facility use (which, by the proposed zoning district, 4.0 FAR community space would be allowed as-of-right). With regard to local hiring, the Applicant explained that there are ongoing, good-faith negotiations with a community-based organization recommended by the Council Member. With regard to sustainability features on the rooftop, the Applicant's architect stated the project would include solar panels, a green roof with stormwater runoff, and energy-saving elements such as three-paned glass. The Land Use Committee Chair for CB7 was the only speaker at the Borough President's Land Use Public Hearing. He gave clarifying comments based on the Board's decision on the application. There were no other speakers, and the hearing was closed.

**RECOMMENDATION**

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

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. Special attention should be made to nearby NYCHA developments (i.e., Bland Houses and Latimer Gardens). There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should pursue 415 housing units as originally proposed with the certified rezoning application;
- With regard to affordability, the Applicant should introduce a significant number of units for families and individuals who make 30% AMI; and
- Within the PAA, the Applicant should include active playground equipment for children.



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

10/17/2023

\_\_\_\_\_  
**DATE**