



Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

180385 PPO

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

NYC Housing Preservation & Development¹

Perris Straughter¹

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

APPLICANT'S PRIMARY REPRESENTATIVE

100 Gold Street¹

NYC Housing Preservation & Development¹

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York¹ NY¹ 10038¹

100 Gold Street¹

CITY STATE ZIP

STREET ADDRESS

(212) 863-8408¹

New York¹ NY¹ 10038¹

AREA CODE TELEPHONE # FAX#

CITY STATE ZIP

(212) 863-8408¹

(212) 863-8408¹ 212-863-5052¹

* List additional applicants below:

NYC Dept. of Citywide Administrative Services¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

Randal Fong¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Rona Reodica¹

212-863-8576¹

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE # FAX #

27-01 Jackson Avenue¹

STREET ADDRESS

27-01 Jackson Disposition of TDR¹

PROJECT NAME (IF ANY)

North side of Jackson Avenue between 43rd Avenue and 42nd Road¹

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-5/R9, Special Long Island City Mixed Use District, Queens Plaza

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

9b¹

ZONING SECTIONAL MAP NO(S).

Block 432, Lots 18 and 29, and 21¹

TAX BLOCK AND LOT NUMBER

Queens¹

BOROUGH

2¹

COMM. DIST.

None¹

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

2.

SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

3.

DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description.

4.

ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

- CHANGE IN CITY MAP.....MM \$ _____ ¹
- ZONING MAP AMENDMENT.....ZM \$ _____ ¹
- ZONING TEXT AMENDMENT..... ZR \$ _____ ¹
- ZONING SPECIAL PERMIT.....ZS \$ _____ ¹
- ZONING AUTHORIZATION.....ZA \$ _____ ¹
- ZONING CERTIFICATION.....ZC \$ _____ ¹
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____ ¹
- DISPOSITION OF REAL PROP.....PP \$ _____ ¹
- URBAN DEVELOP=MENT ACTION.....HA \$ _____ ¹
- URBAN RENEWAL PROJECT.....* \$ _____ ¹
- HOUSING PLAN & PROJECT.....* \$ _____ ¹
- FRANCHISE.....* \$ _____ ¹
- REVOCABLE CONSENT.....* \$ _____ ¹
- CONCESSION.....* \$ _____ ¹
- LANDFILL.....* \$ _____ ¹
- OTHER (Describe).....* \$ _____ ¹

- MODIFICATION _____ ¹ \$ _____
 - FOLLOW-UP _____ ¹ \$ _____
 - RENEWAL _____ ¹ \$ _____
 - OTHER _____ ¹ \$ _____
- APPLICATION NO. _____
- APPLICATION NO. _____
- 0¹ \$ 0¹
- SPECIFY _____
- TOTAL FEE (For all actions) \$ N/A¹**

* No supplemental form required

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Applicant is a City Agency¹

Has pre-application meeting been held? NO YES

If yes **John Young¹** **6/19/17¹**
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)
 LEAD AGENCY NYC Dept. of Housing Preservation & Development CEQR NUMBER _____

TYPE OF CEQR ACTION:

TYPE II Type II category: _____[±] Date determination was made: _____
 TYPE I } Has EAS been filed? Yes No
 UNLISTED } If yes, Date EAS filed: _____[±]

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: _____ (Attach Copy)
 CND
 Positive Declaration

If Positive Declaration, has PDEIS been filed? _____[±]

Has Notice of Completion (NOC) for DEIS been issued? _____[±] If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____[±] If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

| APPLICATION NO. | DESCRIPTION/ DISPOSITION/STATUS | CAL. NO. | DATE |
|-----------------|---|----------|------|
| ± | 27-01 Jackson Avenue Special Permits Application [±] | | ± |
| ± | | ± | ± |

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

| REFERENCE NO. | DESCRIPTION/ DISPOSITION/STATUS | CAL. NO. | DATE |
|---------------|---------------------------------|----------|------|
| ± | ± | | ± |
| ± | ± | | ± |

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

±

10. APPLICANT
(Attach authorizing resolution(s), if applicable)

Eunice Suh, Assistant Commissioner, Planning[±]
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE
New York City Housing Preservation and Development[±]
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

[Signature] 5-3-18
 SIGNATURE OF APPLICANT ACTING DATE

11. CO-APPLICANTS
(Attach authorizing resolution(s), if applicable)

Randal Fong, Assistant Commissioner, Planning[±]
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE
New York City Department of Citywide Administrative Services[±]
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION
1 Centre Street New York NY 10007 (212) 386-0618[±]

[Signature] MAY 04 2018
 SIGNATURE OF CO-APPLICANT DATE

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Land Use Review Application (LR) Item 2. Site Data

180385 PPQ

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

| TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included) | TAX LOT(S) OR TAX LOT RANGE | ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address) |
|--|-----------------------------|--|
| 432 [↓] | 29 [↓] | 42-91 43 rd Avenue [↓] |
| 432 [↓] | 18 [↓] | 27-15 Jackson Avenue [↓] |
| 432 [↓] | 21 [↓] | 27-01 Jackson Avenue (Development Site) [↓] |
| [↓] | [↓] | [↓] |
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LR ITEM 3: DESCRIPTION OF PROPOSAL

27-01 Jackson Avenue

Disposition of Development Rights Disposition from 27-15 Jackson Avenue and 42-91 43rd Avenue to 27-01 Jackson Avenue

4/26/18

1. Introduction

The New York City Department of Housing Preservation and Development (“HPD”) and the Department of Citywide Administrative Services (“DCAS”) are seeking approval of the following actions in order to facilitate the development of a mixed-use building with approximately 120 residential units, of which approximately 40 residential units will be permanently affordable, and ground floor commercial space (“Proposed Development”) on Block 432, Lot 21 (“Development Site”) on Jackson Avenue in the Long Island City neighborhood of Community District 2 in the Borough of Queens.

1. The disposition of a negative easement on Queens Block 432, Lots 18 and 29 for the benefit of the Development Site in connection with the sale of approximately 66,368 square feet (SF) of development rights from Queens Block 432, Lots 18 and 29 to the Development Site at Queens Block 432, Lot 21.
2. The disposition of a permanent easement on Queens Block 432, Lots 18 and 29 for the benefit of the Development Site for the purposes of light and air for the Proposed Development on the Development Site.

There is one related and concurrent land use application. The private owner of the Development Site (“Owner”) is applying for two Special Permits for this same Proposed Development. One Special Permit would provide relief from streetwall requirements along Jackson Avenue, Hunter Street, and the Ed Koch Queensboro Bridge to accommodate a sufficient setback of the building from the adjacent Ed Koch Bridge approach ramps. The owner is also applying for a Special Permit to provide Commercial Parking as part of the Proposed Development. The applications are undergoing a joint environmental analysis and are part of the same CEQR application.

2. Background

The New York City Economic Development Corporation (EDC) issued a request in 2014, on behalf of the City, for proposals to purchase excess development rights associated with three City-owned properties underneath the Ed Koch Queensboro Bridge on- and off-ramps. HPD and DCAS now represent the City on the project to advance the affordable housing. Development rights were offered for purchase by adjacent owners. The owner of 27-01 Jackson Avenue (Block 432, Lot 21) submitted a proposal and was designated the recipient of development rights from Block 432, Lots 18 and 29. The sale of development rights will be facilitated by a zoning lot merger of Block 432, Lots 18, 21, and 29 (“Project Area”). The consideration for the sale of the development rights is the development of affordable housing units.

The immediate area around the Project Area was rezoned in July of 2001 as part of the Special Long Island City Mixed Use District. This special purpose district intended to promote the development and expansion of residential, commercial, industrial, and cultural uses in the neighborhood. The Project Area is located in the Queens Plaza Subdistrict of the special purpose district. Since 2001, Long Island City has experienced a significant increase in housing development, yet few new developments in Long Island City have incorporated an affordable housing component. A R10-equivalent district is mapped to the northeast of the Project Area, offering an optional floor area incentive for new developments that provide affordable housing for low-income families. However, new developments in the adjacent R10-equivalent district have not utilized this incentive. Further, Inclusionary Housing designated areas are not currently mapped in the Queens Plaza Subdistrict. Therefore, the Zoning Resolution provides few incentives or regulations that encourage new affordable housing development in the Queens Plaza neighborhood.

3. Surrounding Area

As shown on the Area Map included with this application, the Surrounding Area contains a mix of residential, commercial and retail, community facility, industrial, transportation and utility, vacant land, and parking uses. There are also several lots within the surrounding area that are currently under construction. Residential uses in the Surrounding Area include three- to four-story walkups as well as new multifamily elevator apartment towers. Smaller residential buildings are located primarily in the northern portion of the study area and new apartment towers are concentrated near Jackson Avenue and Purves Street. Commercial uses are located throughout the surrounding area, particularly along Jackson Avenue and Hunter Street. Many of the other buildings facing these streets also contain ground-floor retail uses with residential uses above. There are also several industrial uses in the surrounding area. Transportation and utility uses in the surrounding area include an automotive repair company, a cab company, and the structure of the Ed Koch Queensborough Bridge approach ramps. Amtrak's Sunnyside Yard is also located nearby. The Long Island City Industrial Business Zone is approximately four blocks north of the Project Area, north of 23rd Street.

The Surrounding Area has experienced rapid residential, commercial, and retail growth in the past decade. Thousands of new dwelling units in high-rise towers have recently been added to the area, and thousands more are under construction or in the planning stages. Additionally, numerous retail outlets, restaurants, and cultural facilities have opened in the area to serve the growing residential population. Long Island City has adequate transportation infrastructure, including access to several subway lines with direct connections to Manhattan. There are a number of residential towers in the near vicinity of the Project Area that are currently under construction or recently completed and provide context for the Proposed Development. The area surrounding the Project Area consists of mixed-use zoning districts: the M1-5/R9 district in which it is situated; an M1-6/R10 district on the adjacent block west of 43rd Avenue, and an M1-5/R7-3 district to the north.

Within the surrounding area, a number of buildings have recently been completed and opened. The "Halo LIC" at 44-41 Purves Street about one block from the Project Area is a 26-story residential tower that opened in 2016. The "Vere," a 12-story condominium tower, opened in

2007 at 26-26 Jackson Avenue, adjacent to the Project Area. South of the “Vere” at 44-27 Purves Street, also in close proximity to the Project Area, is the “Vantage,” a 14-story condominium tower that opened in 2006. One block to the west is 26-14 Jackson Avenue, a 15-story residential tower completed in 2014. There are also a number of developments under construction within the surrounding area. A 509-foot, 50-story residential tower named “Hayden” is under construction at 43-25 Hunter Street. “Watermark Court Square” is a 282-foot tall, 27-story luxury residential tower under construction at 27-19 44th Drive, on the block immediately to the west of the Project Area. On that same block is 44-26 Purves Street, which is under construction and would be 33-stories tall. In addition, under construction on the same block is the 27-story “Harrison,” which is soon to be completed. To the east of the Project Area, a 54-story, 598-foot tall residential tower is rising out of the former Eagle Electric Manufacturing Building. Further to the west, just over 400 feet from the Project Area, a three-tower residential development is currently under construction at 28-10 Jackson Avenue. The towers would be 43, 45, and 53 stories tall. A new, nine-story Hyatt Place hotel is under construction immediately to the North of the Project Area.

Approximately two blocks west of the Project Area is the Court Square subway station, which is served by the E, M, G, and No. 7 trains. The Queens Plaza and Queensboro Plaza subway stations are about 5 blocks to the east and are served by the E, M, N, R, W, and No. 7 trains. Local bus lines in the area include the B62 and Q67, which run along Jackson Avenue. The Project Area is located within a “FRESH”¹ program area where discretionary tax incentives are available. Within 600 feet of the Project Area, there are no LPC-designated individual landmarks or historic districts. The nearest open space is Court Square Park on the south side of Jackson Avenue, approximately three blocks west of the Project Area.

In addition to the applications for the Project Area, two concurrent applications will be considered at 26-32 Jackson Avenue, directly across Jackson Avenue from the Project Area. DCAS and HPD are applying for the disposition of a negative easement corresponding to the sale of approximately 290,126 square feet of development rights from Block 267, Lot 25 and disposition of a light and air easement over Block 267, Lot 25 in each case for the benefit of the adjacent privately-owned property at Block 267, Lot 21 to also facilitate the development of affordable housing on such adjacent property. The private owner of Block 267, Lot 21 is applying for a special permit per ZR 117-533 to modify the street wall location provisions of ZR 117-531 and setback provisions of ZR 117-532 to permit a street wall to not be located on street frontages of Block 267, Lot 25.

4. / 5. Project Area & Proposed Development Site

The Project Area includes the privately-owned Development Site (Queens Block 432, Lot 21) as well as the City-owned property at Block 432, Lots 18 and 29 from which the development rights will be transferred. The Project Area is located on the north side of Jackson Avenue (a “wide” 100-foot street) and the east side of 43rd Avenue (a “wide” 80-foot street). Lots 18 and 29 are partially covered by the Ed Koch Queensboro Bridge approach ramps directly above. Both

¹ The Food Retail Expansion to Support Health Program (FRESH) is a zoning initiative that encourages the development and retention of stores that provide fresh meat, fruits, vegetables and other perishable food items in underserved neighborhoods.

lots are irregularly-shaped through-lots with a combined 83 feet of frontage on Jackson Avenue and 75 feet of frontage on Hunter Street, and a depth of 199.9 feet, with a total lot area of approximately 15,792 square feet (SF), so that together with the 9,190.4 SF Development Site, the Project Area occupies a total of 24,982 SF. The Development Site is a corner lot with 91.95 feet of frontage on Jackson Avenue, 99.95 feet of frontage on 43rd Avenue, and a lot area of 9,190.4 SF. It is currently unimproved, having formerly been occupied by an automobile service station that has recently been demolished.

The block's Jackson Avenue frontage, south of the centerline of the block, including the Development Site, is located within an M1-5/R9 zoning district in the Special Long Island City Mixed Use District, Queens Plaza Subdistrict, Area B, which allows a maximum of 8.0 FAR for all uses (ZR 117-522), while the block's Hunter Street frontage, north of the centerline of the block, is located within an M1-5/R7-3 zoning district in the Special Long Island City Mixed Use District, Queens Plaza Subdistrict, Area C, which allows a maximum of 5.0 FAR for all uses (ZR 117-522), so only the Area B portion of Lots 18 and 29 can transfer development rights to the Development Site. This portion measures 83' x 99.95', which computes to a lot area of 8,296 SF, thus generating the 66,368 SF (8.0 FAR) of development rights proposed to be transferred. Lots 18 and 29 are unimproved and used by City agencies for storage and parking. The mixed use district permits a variety of residential, community facility, commercial and light manufacturing uses, generally in Use Groups 1-14, 16 and 17 (ZR 123-20, 117-51).

6. Proposed Development

Approval of the proposed actions would facilitate the Proposed Development. The Proposed Development would be an approximately 26-story (323-foot high), 139,891 square foot ("SF") mixed-use building on the Development Site that would contain approximately 120 residential units on the seventh through twenty-fourth floors (a total of 112,217 SF of residential floor area) (the 26th floor would be a mechanical floor), 10,686 SF of retail space on the first and second floors, approximately 91 public parking spaces, in total, on the third and fourth floors (16,988 SF) (to be permitted pursuant to a special permit that is the subject of a concurrent application, discussed further below),² mechanical space on the fifth floor, and residential amenity space on the sixth and 25th floors.

Pursuant to a restrictive declaration to be entered into by the property owner, the affordable component of the Proposed Development would comply with the requirements of Option IV "Workforce Option" under the Mandatory Inclusionary Housing Program (MIH) set forth in Sections 23-154(d)(3) and 23-90 *et. seq.* of the New York City Zoning Resolution. To that end 30 percent of the total residential floor area of the Proposed Development, approximately 112 units would be reserved for households with incomes not to exceed a weighted average of 115 percent of area median income ("AMI") with 5 percent of the total residential floor area not to exceed 70 percent AMI and 5 percent of the total residential floor area not to exceed 90 percent AMI. MIH is not being mapped pursuant to a rezoning because the proposed actions would not generate new residential floor area. Instead, permanently affordable housing is being provided as a consideration for the purchase of the development rights.

² The special permit application also seeks a floor area waiver of the ground floor parking area per ZR 74-52(g).

The Proposed Development uses development rights generated from Block 432, Lot 18 and 21. The present application proposes to facilitate the sale of the 66,368 SF of Development Rights generated by the 8,296 SF of Lots 18 and 29 to the Development Site, to be effectuated by a zoning lot merger, discussed below, which when added to the 73,523 SF of floor area generated by the 9,190.4 SF the new zoning lot would total 139,891 SF for the Proposed Development, which would amount to an FAR of 5.6 based on the 24,982 SF lot area of the Project Area. The Light and Air Easement over Lots 18 and 29 to be granted pursuant to this application would allow east-facing units to have light and air over Lots 18 and 29. The ground floor's non-residential use along Jackson Avenue would comply with the use regulations of ZR 117-512 (Map 2 in Appendix C), and the ground floor would comply with the transparency requirements of ZR 117-513. Since there would be less than 25,000 SF of retail use, no loading berth would be required (ZR 44-52) and none would be provided.

While no parking is required in the Long Island City Area (ZR 16-10), in Long Island City Parking Area A (ZR 16-03), parking is permitted for up to 50% of dwelling units, not to exceed 200 spaces (ZR 16-11(a)), and 1 space per 2,000 SF for most commercial and community facility uses, not to exceed 250 (ZR 117-54(a)(2)).

7. Actions Necessary to Facilitate the Proposed Development

The Proposed Development requires approval of the following actions:

1. **Disposition of a Negative Easement on City-Owned Property:** The negative easement corresponds to the sale of the 66,368 SF of development rights from City-owned property (Block 432, Lots 18 and 29) to the Development Site, the adjacent privately-owned property Block 432, Lot 21, restricted substantially to the uses described herein, to be memorialized in a ZLDA, and to be facilitated by combining Lots 18 and 29 and the Development Site into a single zoning lot by recording against the Development Site and Lots 18 and 29 a Declaration of Zoning Lot Restrictions, ZLDA, and/or other comparable instruments.

2. **Disposition of an Easement for Light and Air:** In order for the east-facing units in the Proposed Development to have legal light and air over Lots 18 and 29, this application would grant a permanent and perpetual easement for light and air, and unobstructed view, over Lots 18 and 29 and beginning at a horizontal plane equal to the base plane, except for existing structures including the existing Ed Koch Queensboro Bridge approach ramps that currently occupy these lots. The Light and Air Easement would be memorialized in the ZLDA and/or other comparable instruments to be recorded against the Development Site and Lots 18 and 29.

8. Conclusion

HPD and DCAS are seeking approval for a negative easement corresponding to the sale of development rights and grant of an easement for light and air from City-owned property to the owner of the adjacent property to facilitate approximately 40 units of affordable housing, in a proposed mixed-use residential and commercial building with a total of approximately 120 residential units. The approval of this application would facilitate economic benefits to the

Project Description

(LR Item 3)

Project ID: P2017Q0385

surrounding community and its residents while helping achieve important housing policy objectives.

Property Disposition **PD**

180385 PPQ

APPLICATION NO.

1.

Type of disposition
(Check appropriate box)

a. DIRECT

b. GENERAL

2.

Restrictions and conditions

a. PURSUANT TO ZONING

b. RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3.

For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: New York City Department of Citywide Administrative Services

City Agency

b. TO: To be determined by agency

Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP **HA**

APPLICATION NO.

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

DESIGNATION*

(Also complete Site Data Sheet, Form H)

PROJECT*†

DISPOSITION

(Also complete Form PD, above)

* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation



Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

180382 ZSQ

APPLICATION NUMBER

APPLICATION NUMBER

180383 ZSQ

APPLICATION NUMBER

APPLICATION NUMBER

City Planning will assign and stamp reference numbers here

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

2701 Jackson Avenue LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

425 Northern Boulevard, Suite 6

STREET ADDRESS

Great Neck

CITY

516-829-5883

AREA CODE

TELEPHONE #

NY

STATE

11021

ZIP

albert.shirian@lionsgroupnyc.com

FAX#

Jay A. Segal

APPLICANT'S PRIMARY REPRESENTATIVE

Greenberg Traurig, LLP

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

200 Park Avenue

STREET ADDRESS

New York

CITY

212-801-9265

AREA CODE

TELEPHONE #

NY

STATE

10166

ZIP

segalj@gtlaw.com

FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

27-01 Jackson Avenue

STREET ADDRESS

27-01 Jackson Avenue Public Parking and Bulk Special Permits

PROJECT NAME (IF ANY)

North side of Jackson Avenue between 43rd Avenue and 42nd Road

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-5/R9, M1-5/R7-3; Special Long Island City Mixed Use District, Queens Plaza Subdistrict, Areas B & C

9b

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

Block 432, Lots 21, 18 and 29

TAX BLOCK AND LOT NUMBER

Queens

BOROUGH

2

COMM. DIST.

None

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IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

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See attached description.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

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- ZONING MAP AMENDMENT.....ZM \$ _____
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- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe) _____ \$ _____

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
 - RENEWAL \$ _____
 - OTHER \$ _____
- TOTAL FEE (For all actions) \$ _____

Make Check or Money Order payable to Department of City Planning. If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES

If yes Nicholas Guertin 6/19/17
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing) LEAD AGENCY New York City Department of Housing Preservation CEQR NUMBER 18HDD041Q

TYPE OF CEQR ACTION:

TYPE II Type II category: Date determination was made:

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed:

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: _____ (Attach Copy)
CND
Positive Declaration

If Positive Declaration, has PDEIS been filed?

Has Notice of Completion (NOC) for DEIS been issued? If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

Table with columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Row 1: See attached, [checkbox], [checkbox], [checkbox], [checkbox]

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

Table with columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Row 1: [checkbox], [checkbox], [checkbox], [checkbox]

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Jay A. Segal, Esq., Shareholder [checkbox] NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE
Greenberg Traurig, LLP [checkbox] APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)
Signature: *J. Segal* DATE: 5/1/78

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

Table for co-applicants with columns: NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE, SIGNATURE OF CO-APPLICANT, DATE, STREET ADDRESS, CITY, STATE, ZIP, TEL.NO., FAX.

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Special Permit/Authorization/Certification. . . ZS/ZA/ZC

----- APPLICATION NO. -----

180382 ZSQ

----- APPLICATION NO. -----

180383 ZSQ

----- APPLICATION NO. -----

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

| Action(s) requested pursuant to R <small>(Check one box for each proposed action)</small> | Special Permit (ZS) | Authorization (ZA) | Certification (ZC) | PURSUANT TO: | | TO MODIFY: | |
|--|--------------------------|--------------------------|--------------------------|----------------------------------|--|-----------------------------|--|
| | | | | ZONING RESOLUTION SECTION NUMBER | ZONING RESOLUTION SECTION TITLE | SECTION NO. (If applicable) | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16-352, 74-52 | Public parking garages and public parking lots | 16-15 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 117-533 | Special permit to modify use or bulk regulations | 117-531, 117-532 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES NO

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- IS OWNER OF SUBJECT PROPERTY
- IS LESSEE OF SUBJECT PROPERTY
- HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- IS OTHER (explain real property interest below)

APPLICANT:

- IS A CITY AGENCY
- IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

2010 NOV -1 PM 5:12

Land Use Review Application (LR) Item 2. Site Data

180382 Z5Q

180383 Z5Q

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE
(Enter Range only if all Lots in Range are Included)

TAX LOT(S) OR TAX LOT RANGE

ADDRESS (House Number and Street Name) OR
BOUNDING STREETS OR CROSS STREETS (If No Address)

| | | |
|------------------|-----------------|--|
| 432 ¹ | 29 ¹ | 42-91 43 rd Avenue ¹ |
| 432 ¹ | 18 ¹ | 27-15 Jackson Avenue ¹ |
| 432 ¹ | 21 ¹ | 27-01 Jackson Avenue (Development Site) ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
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| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |
| ¹ | ¹ | ¹ |

2010 MAY -1 PM 5:12

2701 JACKSON AVENUE LLC
425 Northern Boulevard, Suite 6
Great Neck, New York 11021

April 26, 2018

Hon. Marisa Lago
Chair
New York City Planning Commission
120 Broadway 31st Floor
New York, NY 10271

Re: 27-01 Jackson Avenue (Queens Block 432, Lot 21) (the "Development Site")
Public Parking and Street Wall Special Permits

Dear Chair Lago:

This letter authorizes the firm of Greenberg Traurig, LLP, by its shareholder Jay A. Segal, to act as the applicant's principal representative on behalf of 2701 Jackson Avenue LLC, the owner of the Development Site, in connection with an application for (i) a special permit pursuant to Sections 16-352 and 74-52 of the New York City Zoning Resolution ("ZR") to allow a 91-space public parking garage to be constructed on portions of the ground floor and 2nd and 3rd floors of a new mixed-use building to be located on the Development Site and (ii) a special permit pursuant to ZR Section 117-533 to modify the setback and street wall regulations from ZR Section 117-531 and Section 117-532.

Sincerely,

2701 JACKSON AVENUE LLC

By: 

Name:

Title: *Member*

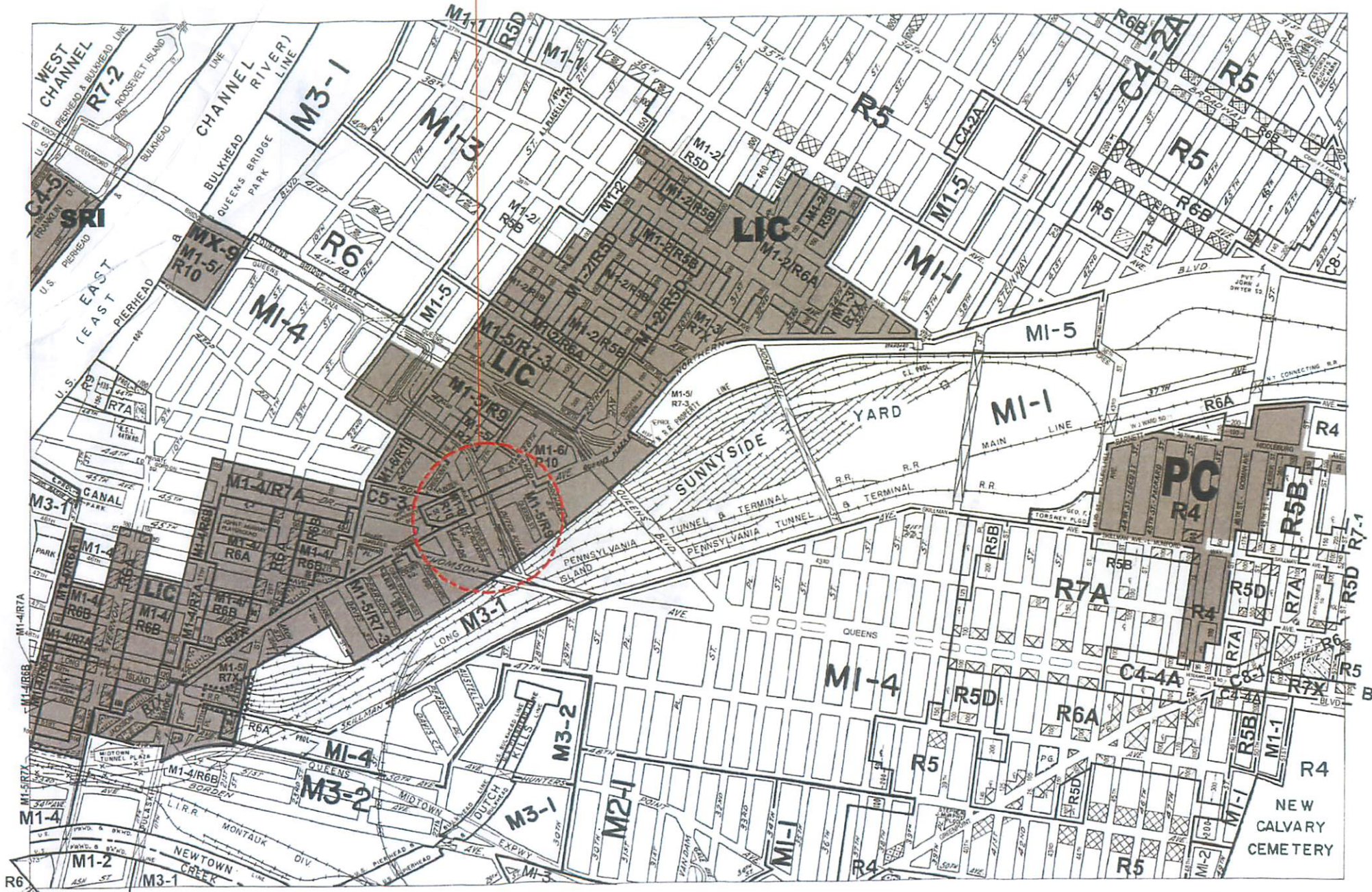
cc: Jay A. Segal, Esq.

NY 247011391v1

BASIC FORM LR
ITEM 7 - RELATED ACTIONS BY CITY PLANNING

| APPLICATION NO. | DESCRIPTION / DISPOSITION / STATUS | CAL. NO. | DATE |
|------------------------|--|----------|------|
| Concurrent Application | 27-01 Jackson Avenue Recipient of Development Rights Disposition | | |
| | | | |
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PROPOSED PROJECT AREA



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

07 24 2014 C 140275 ZMQ

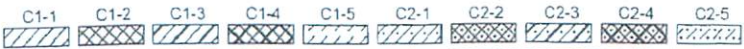
Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

MAP KEY

| | | |
|-----|-----|-----|
| 8c | 9a | 9c |
| 8d | 9b | 9d |
| 12c | 13a | 13c |

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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 9b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NYC Digital Tax Map

Effective Date : 01-04-2013 14:30:13
End Date : Current
Queens Block: 432



- Legend**
- Strata
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon

- Development Site
- Project Area



0.459 18 27 38 Feet

AREA MAP
27-01 JACKSON AVENUE
PARKING GARAGE & STREET WALL
SPECIAL PERMITS
QUEENS, BLOCK 432, LOT 21R, 29R + 18

| | | |
|----------|----------------------------|--|
| 60 | STREET WIDTH | ONE & TWO FAMILY BUILDINGS |
| → | STREET DIRECTION ARROWS | MULTIFAMILY WALKUP BUILDINGS |
| □ | ZONING DISTRICT BOUNDARIES | MULTIFAMILY ELEVATOR BUILDINGS |
| □ | SIDEWALK | MIXED COMMERCIAL/RESIDENTIAL BUILDINGS |
| □ | 605 FOOT RADIUS | COMMERCIAL OFFICE BUILDINGS |
| □ | DEVELOPMENT SITE | INDUSTRIAL/MANUFACTURING |
| □ | ZONING LOT | TRANSPORTATION/UTILITY |
| 3 | NUMBER OF FLOORS | PUBLIC FACILITIES & INSTITUTIONS |
| □ | BUILDING FOOTPRINT | OPEN SPACE |
| M | SUBWAY ENTRY | PARKING FACILITIES |
| R | SUBWAY LINE | VACANT LAND |
| | | ALL OTHERS OR NO DATA |

LIC
 SPECIAL LONG ISLAND CITY DISTRICT

M1-5/R9
 EXISTING ZONING

BLOCK 432
 TAX BLOCK

