

Queens Borough President Recommendation

APPLICATION: ULURP #190029 ZMQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Law Office of Jay Goldstein PLLC on behalf of 8850 Management LLC pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15h Avenue, 149th Street, 15th Road, a line 100 feet westerly of 149th Street, a line 75 feet northerly of 15th Road, a line 150 feet westerly of 149th Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-546.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, October 31, 2019 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 other speakers. The hearing was closed.

CONSIDERATION

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

- The applicant is proposing to map a C1-2 commercial overlay onto an existing R3A District. The area proposed for rezoning is five properties located on the east end of a triangular block formed by 149th Street between 15th Avenue & 15th Road. The depth of the C1-2 overlay would be 150 feet and 100 feet extending west from 149th Street. Four properties would be mapped with the commercial overlay. The fifth parcel is residentially developed and will remain as is.;
- The proposed overlay would legalize the commercial building on the applicant's property at 147-40 15th Avenue (Block 4646, Lot 8) and a legal non-conforming ground floor restaurant at 15-16 149th Street (Block 4646, Lot 11). Block 4646, Lot 10 (147-37 15th Road) is residentially developed and listed as part of the application but will not be mapped with the C1-2 commercial overlay. Lot 10 together with Lot 8 comprise a zoning lot fulfilling yard requirements for the existing development on Lot 8. There would not be any new development on Lot 8 as a result of this application.;
- The other affected properties are Lot 11 (15-16 149th Street) which is developed with a two-story building occupied by a legal non-conforming ground floor restaurant and residences above, Lot 12 (15-12 149th Street) currently under development with a two-family residence, and Lot 14 (15-06 149th Street) which directly abuts the applicant's site is developed with a gasoline service station pursuant to BSA approval (BSA #568-39BZ).;
- The site is located within a block of the Cross Island Parkway Service Road and just west of 149th Street. Both the Cross Island Parkway Service Road and this section of 149th Street are developed with automotive and other commercial/retail uses. However, the overall character of the greater surrounding area is developed with low-density low-rise housing.;
- Community Board 7 (CB 7) approved this application by a vote of twenty-three (23) in favor with thirteen (13) against and none (0) abstaining at a public hearing held on September 23, 2019.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS

11/12/19
DATE