

Queens Borough President Recommendation

APPLICATION: ULURP #190439 ZSQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by LSS Leasing Limited Liability Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to section 74-512* of the NYC Zoning Resolution to allow:

1. A public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building;
2. To allow up to 350 spaces to be located on the roof of such public parking facility;
3. To allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10(DEFINITIONS); and
4. And to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [date of adoption] that was granted a special permit pursuant to this Section;

on property located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Community District 4, Borough of Queens. (*Related item ULURP #N190440 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 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 requesting the grant of a Special Permit to allow the continued operation and use of an existing three (3)-level public parking garage containing 706 parking spaces and two (2) reservoir spaces with entrances and exits on both Junction Boulevard and Horace Harding Expressway;
- A Zoning Text Amendment (ULURP #N190440 ZRQ) was concurrently filed with this application that would allow an exemption from paragraph (c) of Zoning Resolution Section 74-512 for garages in C4-4 Districts within Community District 4;
- The applicant is proposing continued operation of a public parking garage that was approved by the New York City Board of Estimate in 1968; continued roof top parking for 350 cars; an exemption of the garage's floor space below a height of 23 feet above curb level from the definition of floor area as set forth in Section 12-10 of the Zoning Resolution;
- The project site was rezoned in 1965 (CP-18732; Cal. No. 24) from an R6 to a C4-4 District. The City Planning Commission granted a special permit on July 20, 1966 to allow for the development of the garage (CP-19389; Cal. No.14). On August 25, 1966 the New York City Board of Estimate approved the Special Permit (Cal. No 116). On October 30, 1967, the Applicant submitted a revised set of plans to CPC in furtherance of its request to modify the 1966 Special Permit to exempt the Garage's floor space from the Zoning Resolutions definition of floor area. On November 15, 1967 CPC approved the Applicant's requested modification to the 1966 Special Permit (CP 19389; Cal. No. 14). On January 11, 1968, the Board of Estimate amended its prior resolution and approved the special permit. The special permit was subject to a term of fifty (50) years (the "1968 Special Permit"), and which expired on January 11, 2018;
- The project site (Block 1918, Lots 1, 18, 25 &114) is located a C4-4 District, with 425 feet of frontage on the east side of Junction Boulevard, 500 feet frontage on the north side of Horace Harding Expressway abutting the Long Island Expressway. The parking garage is part of the Lefrak City apartment complex which includes 16- to 20-story residential towers with approximately 4,600 residential units, a branch of the Queens Borough Public Library, day care centers, houses of worship and local retail shops and open space recreation areas provided to residents as part of the complex;
- The surrounding area is developed with a mix of one (1) story commercial to seven (7) story residential buildings with community facility uses. There are multiple schools serving ages pre-k through High School north and west of the site as well as Queens Center Mall to the west, the Rego Park Shopping Mall to the southeast;

- o Community Board 4 approved this application by a vote of twenty-four (24) in favor with one (1) opposed and none (0) abstaining at a public hearing held on June 11, 2019.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of the Special Permit to allow the continued operation of the public parking garage at Lefrak City.



PRESIDENT, BOROUGH OF QUEENS

7/29/19

DATE