

Queens Borough President Recommendation

APPLICATION: ULURP # 200190 ZMQ

COMMUNITY BOARD: Q13

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Munir M. Islam pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215th Street, a line 100 feet southeasterly of Hillside Avenue and Vanderveer Street, Block 10673, Lots 8-12, p/o 3 and p/o 15, Borough of Queens, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

PUBLIC HEARING

A Public Hearing was held in by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 3, 2020 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:

- This application is proposing a zoning map amendment that would add an one hundred feet deep C2-3 commercial overlay to an existing R2 District over Block 10673, Lots 8, 9, 10, 11, 12, and parts of Lots 3 and 15 along Hillside Avenue. The proposed rezoning would allow development of a commercial building on the applicant's site which would not be allowed in the existing R2 District;
- The proposed commercial development would be a 9,350-SF (0.84 Floor Area Ratio (FAR)), two-story building with frontages on Hillside Avenue and Vanderveer Street including a ground floor pharmacy with associated office space above. Five parking spaces would be onsite for employees (two below-grade and three at grade) that would be accessed from Vanderveer Street. One loading berth located on and accessed from Hillside Avenue would be provided;
- The development site is Block 10673, Lot 3, an approximately 11,198-SF (100' x 117') slightly irregularly-shaped corner lot at the southeast corner of Hillside Avenue and Vanderveer Street. A small portion of Lot 3 outside of the proposed 100 feet commercial overlay would remain in the R2 District and would not be developable. The applicant proposes installation and maintenance of a buffer between Lot 3 and Lot 43 to the south. intends to put in and maintain a buffer between the parking lot and Lot 43 with trees and planters to enhance the property. The site is currently improved with a vacant 2,200-SF automobile repair and used car sales business that had operated on the site pursuant to a Board of Standards and Appeals variance. The automobile repair and sales business was closed in 2018 when the applicant, Munir M. Islam, bought the property;
- The 600-ft surrounding area of the proposed development includes residential one- and two-family homes; community facilities; mixed-use commercial buildings; and is zoned R2, R2/C2-3, and R2/C2-2. The development site is approximately 0.2 miles south of the Grand Central Parkway and Cunningham Park. Currently the neighborhood's transportation needs are best supported by bus lines: the Q1, Q43, and X68 lines are all within one block of the proposed development, and service to Nassau County (N22 and N26) is also provided;
- Community Board 13 (CB13) approved this application by a vote of forty-three (43) in favor with one (1) against and zero (0) abstaining at a public hearing held on November 23, 2020. There were no speakers at the Board meeting. The Board asked the applicant to consider the following requests during the hearing: all exterior lighting for security purposes should be inward facing with respect to residential neighbors; and a gateway across the rear parking area when the pharmacy is closed;
- At the Borough President Land Use Public Hearing on December 3, 2020, the Borough President asked the applicant to consider using union labor and/or M/WBE businesses in constructing the building, as well as the possibility of paying prevailing wage.

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RECOMMENDATION

The new pharmacy and office space development would transform the vacant automobile repair and sales business site, and the C2-3 District would bring existing uses into compliance in the Rezoning Area. The applicant will maintain street plantings on sidewalks and offer a commercial need in the neighborhood. The applicant also agreed to CB 13's requests regarding inward facing-security lighting and a rear-parking gateway to be used after operating hours.

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

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% is reached.



PRESIDENT, BOROUGH OF QUEENS

December 23, 2020

DATE