32-02 Linden Place Rezoning
Community District 7, Queens
August 2026

1. INTRODUCTION

Vernon 298 LLC (the "Applicant") requests the following land use actions (the "Proposed Actions") with respect to Queens Block 4950, Lots 40, 42, 43, 46, 47, 48, and p/o Lots 36 and 70 within Queens Community District 7 (the "Project Area"):

1. Zoning map amendments to change: (1) an existing M1-1 zoning district to an R7A zoning district, and (2) an existing M1-1 district to an R7A/C2-4 district along 32nd Avenue; and

2. A zoning text amendment of ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 7 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

The Proposed Actions will facilitate the development of a new 10-story plus cellar mixed-use commercial and residential building (the "Proposed Development") at 32-02 Linden Place (Block 4950, Lots 46, 47, 48, and 70) (the "Development Site"). The Proposed Development, an approximately 285,767 sq. ft. (5.01 FAR) building would have approximately 296 dwelling units, 194 parking spaces in the cellar level and ground floor, ground floor commercial use and residential use above. The proposed 296 dwelling units would include approximately 75 permanently income-restricted residential units pursuant to MIH Option 1.

2. BACKGROUND

The Project Area is bounded by 32nd Avenue to the north, Linden Place to the east, 35th Avenue to the south, and Farrington Street to the west. The Project Area is approximately 72,500 sq. ft.

In 2024, an M1-1 zoning district located approximately one block north of the Project Area (Block 4370) was rezoned to an R7A zoning district as part of the Whitestone Lanes Rezoning (C 230091ZMQ, effective February 8, 2024). The rezoning application sought to facilitate the development of a nine-story residential building with approximately 415 dwelling units, of which approximately 113 would be permanently income-restricted. The Commission found the R7A district appropriate, as it supported the City's goals in creating new housing in a location that supports and improves local neighborhoods. The site has not yet been developed.

In 2017, the southern portion of Block 4950 was rezoned from an M1-1 district to an R7A zoning district under the 135-01 35th Avenue Rezoning (C 170180 ZMQ, effective October 17, 2017). The rezoning permitted the construction of a nine-story, approximately 93 dwelling unit residential building. The Commission found that the rezoning was appropriate, as the R7A zoning district would provide a more predictable skyline with height restrictions than the R6 zoning district to the east. The site remains vacant.

In 2010, the southern portion of Block 4949 was rezoned from an M1-1 zoning district to an R6/C2-2 zoning district as part of the 35th Avenue Rezoning (C 030223 ZMQ, effective July 29, 2010). The Commission found that the R6 district recognized the potential for the expansion of a mix of uses just one block north of Downtown Flushing, a major transportation hub and regional shopping center. The rezoning produced two buildings including a 15-story, approximately 292,390 sq. ft. mixed commercial and residential building and a 16-story, approximately 297,258 sq. ft. mixed commercial and residential building with a total of approximately 220 dwelling units.

3. DESCRIPTION OF THE SURROUNDING AREA

The area within 600 feet of the Project Area (the "Surrounding Area") is located within the Flushing neighborhood of Queens Community District 7.

Zoning.
Zoning in the Surrounding Area is comprised of a mixture of manufacturing and residential districts. Zoning districts within the Surrounding Area include: M1-1, M2-1, R6, and R6/C2-2 districts.

M1-1
Most of the subject block is located within an M1-1 zoning district, with the southern portion located within an R7A zoning district. An M1-1 district also extends to Block 4408 immediately to the north of the Project Area. M1-1 zoning districts permit light industrial uses, such as woodworking shops, repair shops, wholesale service, storage facilities, limited community facility uses, and commercial uses. Residential use is not permitted. The maximum FAR for permitted manufacturing and commercial uses within the M1-1 zoning district is 1.0 and 2.4 for permitted community facility uses. Off-street parking is required for manufacturing and commercial uses, and for most uses is calculated based on the amount of floor area. Parking requirements are determined by floor area, person-rated capacity or the number of employees as indicated by the active use group. Parking may be waived if fewer than 15 spaces are required.

M2-1
An M2-1 zoning district is located immediately to the west of the Project Area across from Farrington Street. M2-1 zoning districts provide the middle ground between light and heavy industrial zones. The districts are typically located in older industrial corridors, designed to accommodate manufacturing, distribution, and industrial facilities. The commercial and manufacturing FAR is 2.0. The maximum base height is 60 feet or 4-stories, whichever is less, before setting back. Community facility and residential uses are not permitted within the M2-1 district. Parking requirements are determined by floor area, person-rated capacity or the number of employees as indicated by the active use group. Parking may be waived if fewer than 15 spaces are required.

R6 and R6/C2-2
An R6 district is located immediately to the east and northeast of the Project Area across Linden

Place. A small portion of an R6/C2-2 district is located to the southeast of the Project Area. R6 zoning districts permit residential uses with a maximum FAR of 2.20 (3.90 for Qualifying Affordable Housing), a minimum base height of 30 feet, a maximum base height of 45 feet, and a maximum building height of 85 feet. R6 zoning districts permit community facility uses at 4.8 FAR. Within the Outer Transit Zone, parking is required for 25% per standard dwelling unit and can be waived if fewer than 15 spaces are required.

A C2-2 commercial overlay is mapped over a small portion of the R6 district to the south of the Project Area. C2 commercial overlays mapped within residential districts are mapped along streets that serve local retail needs and are found throughout lower- and medium-density areas. Typical retail uses include grocery stores, restaurants and beauty salons. C2 districts permit a slightly wider range of uses such as light manufacturing, indoor agriculture, and banquet halls with size limitations. Most uses listed in Use Groups I – X are permitted in C2 districts with certain limitations or conditions (e.g. certain automotive, entertainment, storage and production uses are not permitted). When mapped in R5-R12 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations.

Importantly, two R7A districts are located just outside the Surrounding Area, including to the north along Farrington Street between 31st Road and the Whitestone Expressway, and to the south on the subject Block along 35th Avenue between Linden Place and Farrington Street. R7A zoning districts permit a maximum residential FAR of 5.01. The maximum building height is 115 ft, with a required 15 ft. setback above the maximum 85 ft. base height along narrow streets. The residential parking requirement is 15% of the standard dwelling units within the Outer Transit Zone, but can be waived for requirements under 15 spaces.

Land Use.
Existing land uses within the surrounding area primarily consist of residential uses to the east of the Project Area and manufacturing and commercial uses to the west of the Project Area. The residential buildings are a mix of one-& two-family homes to multi-family elevator buildings. The buildings range in height from two- to 10-stories. Latimer Gardens, a four-building NYCHA complex is located to the southeast of the Project Area. Manufacturing and commercial uses are located to the north, west, and south of the Project Area and include restaurant supply stores, auto-part stores, supermarkets and eating and drinking establishments. The manufacturing and commercial buildings range in height from one- to four-stories. There are a few community facility uses outside of the Surrounding Area including the Queens Academy High School (138-11 35th Avenue), P.S. 242 Leonard P. Stavisky Early Childhood School (29-66 137th Street), P.S. 214 Cadwallader Colden (31-15 140th Street), the Queens Christian Alliance Church (135-16 35th Avenue) and the First Door of Faith Church (136-27 35th Avenue).

Transportation and Accessibility.
The Project Area is located within the Outer Transit Zone and is well served by public transit. There are numerous bus stops located within 0.4 miles from the Development Site. The Q25 (Jamaica – College Point) and the Q61 (Beechhurst -Flushing) buses both stop adjacent to the Development Site on the corner of Linden Place and 32nd Avenue. The Q50 bus (Co-Op City –

Flushing) stops 1 block north of the Development Site on Linden Place and 31st Road. The Q16 (Fort Totten – Flushing), Q20A/B (College Point – Jamaica), and Q44SBS (Bronx Zoo – Jamaica) buses all stop within 0.4 miles of the Development Site. The QM2, QM20, and QM32 express buses stop within walking distance of the Project Area. The Surrounding Area includes two major thoroughfares: (1) Northern Boulevard (0.3 miles south of the Project Area) and (2) the Whitestone Expressway (0.4 miles north of the Project Area).

Open Space.
Leavitts Park, an approximately 325,000 sq. ft. park, is located east of the Project Area. The park is improved with a football field, baseball field, tennis courts, and a basketball court.

Other Zoning Designations and Policies.
The Project Area is located within the Outer Transit Zone. The Project Area is also located within the Coastal Zone and the Flood Zone.

4. DESCRIPTION OF THE DEVELOPMENT SITE AND PROJECT AREA.

The Project Area consists of Block 4950, Lots 40, 42, 43, 46, 47, 48, and p/o Lots 36 and 70. The Project Area is bounded by 32nd Avenue (60 ft. wide street) to the north, Linden Place (68 ft. wide street) to the east, 35th Avenue (75 ft. wide street) to the south and Farrington Street (70 ft. wide street) to the west.

The Project Area is approximately 72,500 sq. ft. and is improved as follows:

Applicant Controlled Sites
32-02 Linden Place (Block 4950, Lot 48) is an approximately 46,250 sq. ft. lot with frontages on Linden Place, 32nd Avenue, and Farrington Street. The lot is currently improved with a 2-story, approximately 32,908 sq. ft. (0.72 FAR) commercial building.

32-30 Linden Place (Block 4950, Lot 70) is an approximately 4,375 sq. ft. lot used for parking.

32-09 Farrington Street (Block 4950, Lot 47) is an approximately 3,125 sq. ft. lot which is used for parking.

32-11 Farrington Street (Block 4950, Lot 46) is an approximately 3,125 sq. ft. lot which is used for parking.

Non-Applicant Controlled Sites

33-05 Farrington Street (Block 4950, Lot 36) is an approximately 9,595 sq. ft. lot improved with a 1-story, approximately 9,300 sq. ft. (0.97 FAR) warehouse. Only a small sliver of this lot is located within the Project Area.

32-17 Farrington Street (Block 4950, Lot 43) is an approximately 7,625 sq. ft. lot improved with a 1-story, approximately 7,500 sq. ft. (0.98 FAR) warehouse.

32-21 Farrington Street (Block 4950, Lot 42) is an approximately 4,000 sq. ft. vacant lot.

32-25 Farrington Street (Block 4950, Lot 40 is an approximately 4,000 sq. ft. lot improved with a 2-story, 2,160 sq. ft. (0.54 FAR) frame house.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT.

The Proposed Development at the Development Site is a 10-story plus cellar mixed-use commercial and residential building at 32-02 Linden Place (Block 4950, Lots 46, 47, 48, and 70). The Proposed Development, an approximately 285,767 sq. ft. (5.01 FAR) building would include approximately 32,953.79 sq. ft. (0.58 FAR) of commercial floor area on the ground floor and approximately 252,813.25 sq. ft. (4.43 FAR) of residential uses on the 2nd – 10th floors. Residential access will be located along 32nd Avenue and Linden Place. Access to the commercial space would be along 32nd Avenue. Approximately 194 parking spaces (153 valet spaces and 41 self-park) would be provided in the cellar and first floor (only 33 spaces are required). The cellar would also include 148 bicycle parking spaces. The driveway will be accessed from Farrington Street. The building would rise to a height of 85 ft, before setting back for a total building height of 105 ft. The building will be built above the flood plain. The Proposed Development will include 296 dwelling units of which approximately 75 will be permanently affordable residential units pursuant to MIH Option 1.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The Applicant proposes the following actions with respect to the Project Area:

1. Zoning map amendments to change: (1) an existing M1-1 zoning district to an R7A zoning district, and (2) an existing M1-1 district to an R7A/C2-4 district along 32nd Avenue; and

2. A zoning text amendment of ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 7 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

<u>Zoning Map Amendment to rezone an M1-1 zoning district to R7A and R7A/C2-4 zoning districts.</u>
The Applicant seeks to rezone the Project Area from an M1-1 zoning district to R7A and R7A/C2-4 zoning districts. The proposed zoning map amendment will permit a greater density that will be more consistent with the character of the neighborhood. In R7A zoning districts, the maximum residential FAR is 5.01 and 4.0 for community facilities. The maximum commercial FAR within the R7A/C2-4 zoning district is 2.0. The residential parking requirement is 15% of the standard dwelling units within the Outer Transit Zone but can be waived for requirements under 15 spaces.

The Project Area is an appropriate location for residential development at the proposed density due to its proximity to transit and other nearby commercial and residential uses. The proposed rezoning from M1-1 to R7A is appropriate given the neighborhood's evolving land use context and proximity to existing R6 and R7A zoning districts. The M1-1 zoning district has not

incentivized new development. The Commission has already determined the proposed R7A/C2-4 appropriate within the neighborhood and the proposed zoning map amendment aligns with the Commission's recognized vision for the neighborhood by eliminating an isolated pocket of low-density manufacturing district. R7A districts allow for medium-density contextual residential development, supporting the citywide goal of increasing housing supply near transit and infrastructure. The proposed zoning map amendment will facilitate the development of greatly needed affordable housing in Community District 7. At this density, the applicant will be able to construct 296 new housing units, of which approximately 75 units would be permanently income-restricted pursuant to MIH. The Proposed Development will further the goals of the City's Housing Our Neighbors: A Blueprint for Housing and Homelessness, which include: (1) accelerating and increasing capacity for new housing supply citywide, (2) increasing access to transit and amenities for low-income New Yorkers, and (3) meeting the housing needs for seniors and people with disabilities. The existing M1-1 zoning district does not allow for the development of residential development on the Development Site, nor does it require the development of affordable housing units pursuant to MIH. The proposed rezoning is consistent with the City's goals to affirmatively further fair housing.

Zoning Text Amendments to ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 7

The Applicant seeks to amend the boundaries of the Mandatory Inclusionary Housing Designated Areas map in Appendix F of the Zoning Resolution, Queens Community District 7, to designate the Project Area for both MIH Options 1 and 2. Accordingly, a portion of the new dwelling units in the Proposed Development will be permanently affordable MIH units. The Applicant proposes mapping MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI, with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. The applicant intends to provide a 25% affordable building and intends to utilize Option 1 for the Proposed Development. The proposed affordable housing set asides would ensure that development within the Project Area would address the critical need for new affordable housing in Queens Community District 7. The proposed MIH Area would address the City's Housing Our Neighbors: A Blueprint for Housing and Homelessness goals by increasing affordable housing to help ensure the community remains economically diverse in the face of increasing pressure for market-rate development. Furthermore, new housing is a critical need in Queens Community District 7. According to the U.S. Census Bureau, ACS 2019-202023 Five-Year Estimates for Flushing, approximately 62.5 % of households spend 30 percent or more of their income on rent, of which 36.5% spend 50 percent or more of their income on rent.[1]

7. CONCLUSION

As discussed above, the Applicant proposes a series of land use actions to facilitate the development of a new 10-story mixed-use residential and commercial building within Queens

[1] *See* https://popfactfinder.planning.nyc.gov/explorer/ntas/QN0707?acsTopics=%2Chou-grossRentAsAPercentageOfHouseholdIncomeGrapi&source=acs-current

Community District 7. The Proposed Development will further enhance and integrate the transitional and mixed-use nature of the neighborhood, improve the streetscape and provide a more sustainable, transit-oriented development by creating approximately 296 new residential dwelling units of which approximately 75 are proposed to be permanently income restricted. The proposed rezoning would provide increased opportunities for housing development on an underutilized lot, including MIH and non-residential use. The MIH Program ensures that new development within the Project Area would address the need for housing that serves low-income levels. These actions would be consistent with the City's goals of strengthening neighborhoods, expanding housing, including affordable housing and employment in transit accessible areas while respecting the character of the surrounding residential communities.