# WHITESTONE LANES REZONING

City Planning Commission Pre-Hearing

October 30, 2023

NYC PLANNING

# Proposed Development Program

**Nine-story residential building:**

**-415 residential dwelling units**
**-MIH Option 1**
**113 income restricted units**

**~200 parking spaces**

**14,000 sf Publicly Accessible Open Space**




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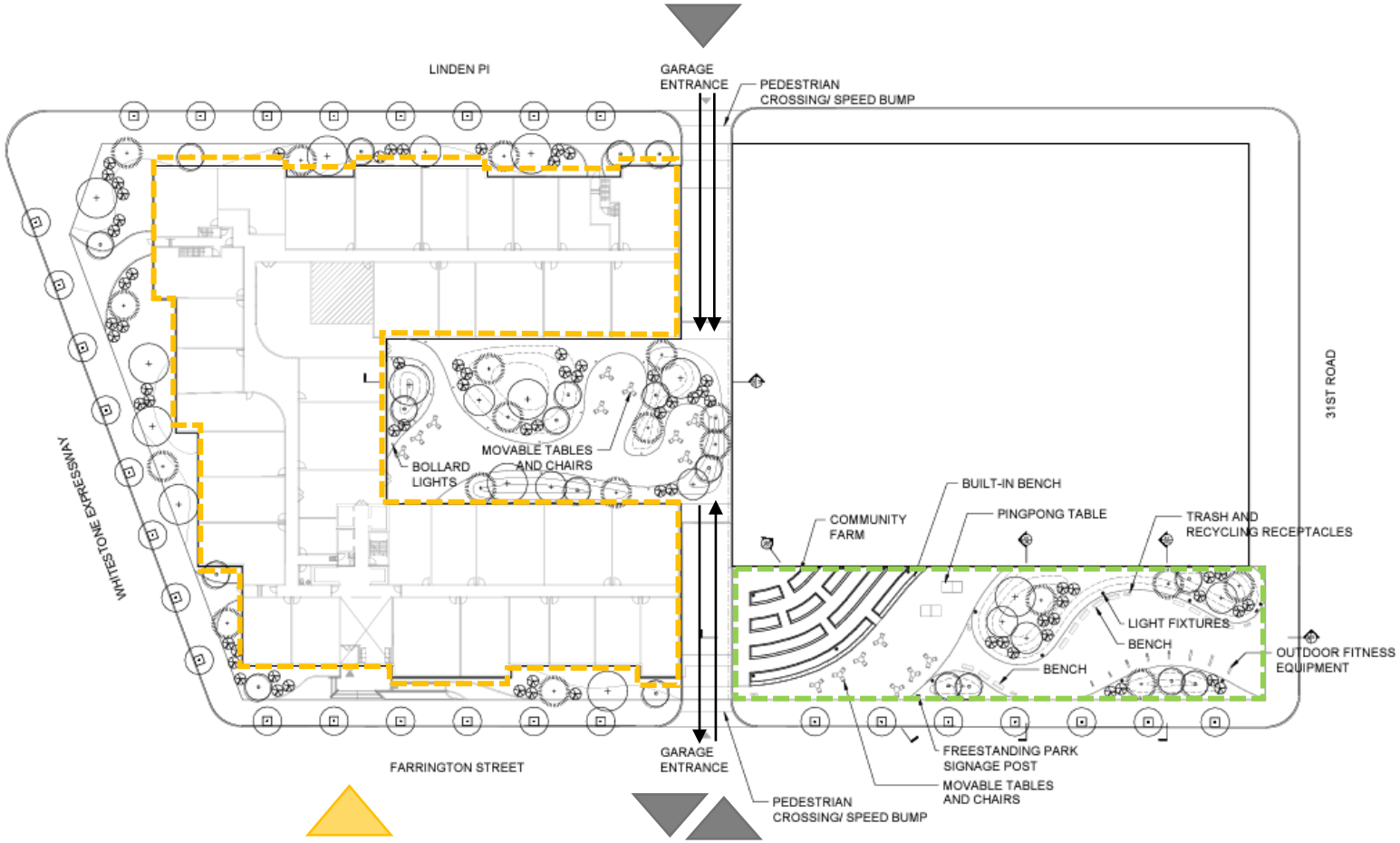
# Zoning Actions

**Actions:**

- Zoning Map Amendment from M1-1 district to R7A district
- Zoning Text Amendment
  - to establish an MIH Area




*For illustrative purposes only*

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# QCB7 Recommendation

On September 18, 2023, QCB7 voted 38 in Favor and 1 Against, a Recommendation of **Approval with Conditions**

1. Eliminate any Community Facility Use.
2. Maximum # of Dwelling Units to be 350 units.
3. Minimum # of Parking Spaces to be 300 spaces.
4. Linden Place Site Access will be restricted to right-turn south-bound and no Egress will be allowed.
5. Provide (2) on-grade Parking Spaces for UPS, FEDEX, Amazon Delivery Vehicles.
6. Provide a “Parking Garden” with approximately (34) on-grade Parking Spaces on Farrington Street with an appealing greenspace area with trees and shrubbery, and a 6’ high Estate Style Fence with lighting and security as replacement to the proposed PAA.



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# QBP Recommendation

On October 12, 2023, QBP held a Hearing for this application and submitted a Recommendation in **Approval with Conditions**

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. Special attention should be made to nearby NYCHA developments (i.e., Bland Houses and Latimer Gardens). There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;

- The Applicant should pursue 415 housing units as originally proposed with the certified rezoning application;

- With regard to affordability, the Applicant should introduce a significant number of units for families and individuals who make 30% AMI; and

- Within the PAA, the Applicant should include active playground equipment for children.



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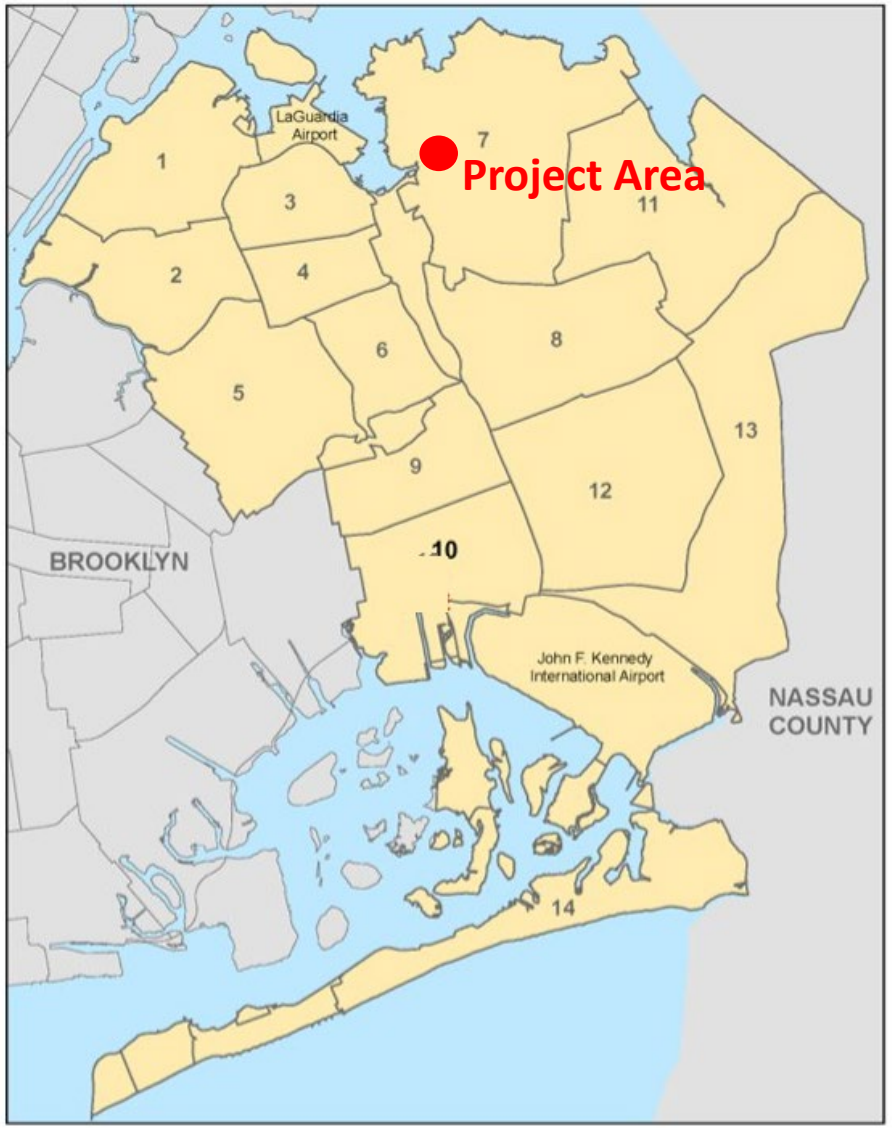
*Appendix*

# Project Overview




**Applicant** Mar Mar Realty, LLC.

**Location** 30-05 Whitestone Expressway (Block 4370, Lots 1, 15 and 48 )
Queens, Community District 7

**Actions Requested**
- Zoning Map Amendment: Change from M1-1 -> R7A
- Zoning Text Amendment: MIH Area

**Proposal** New nine-story residential building -
- 415 residential dwelling units, including
  ~113 perm. affordable units
- ~200 parking spaces
- 14,000 sf Publicly Accessible Area (PAA) Open space

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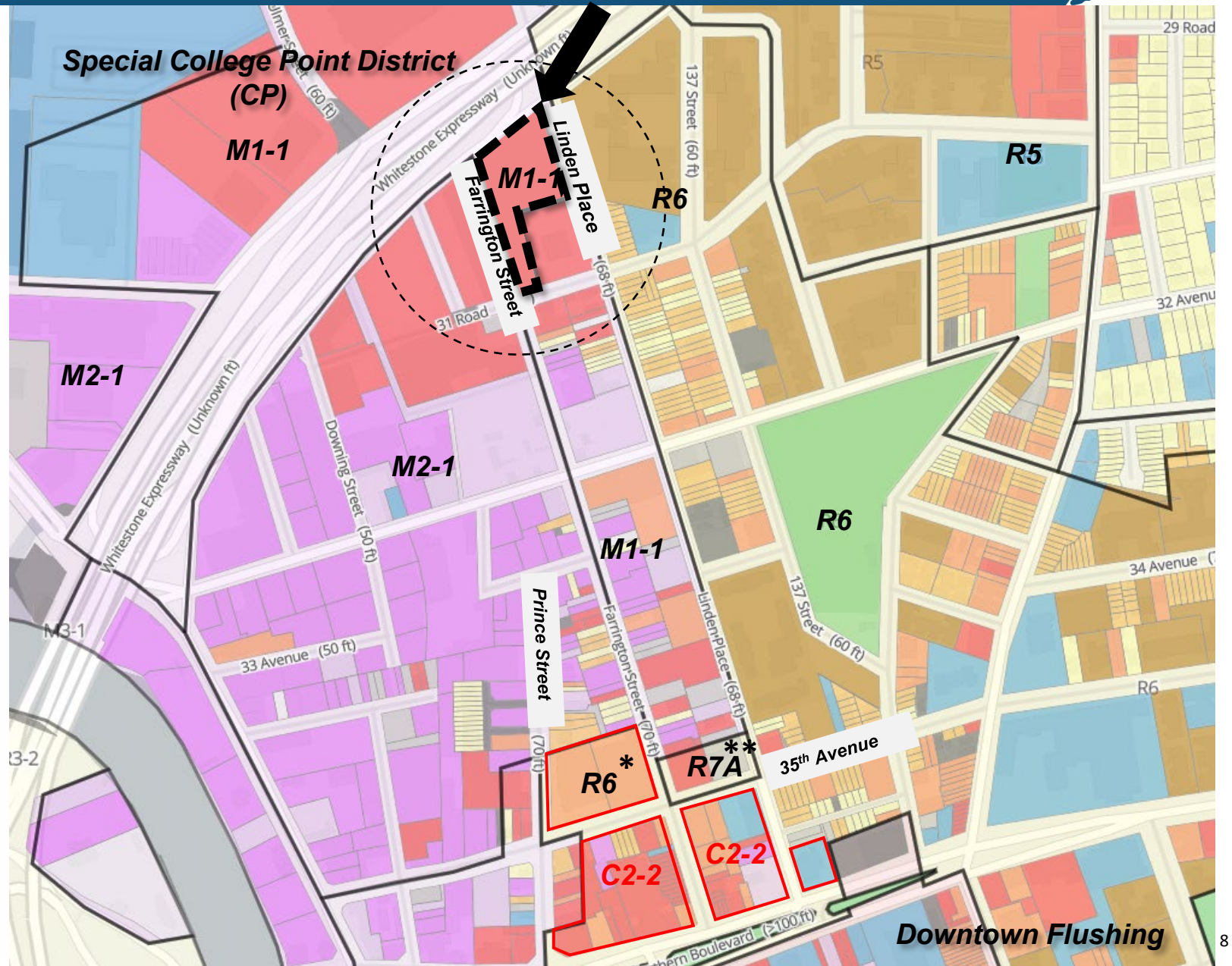
# Zoning and Land Use Map



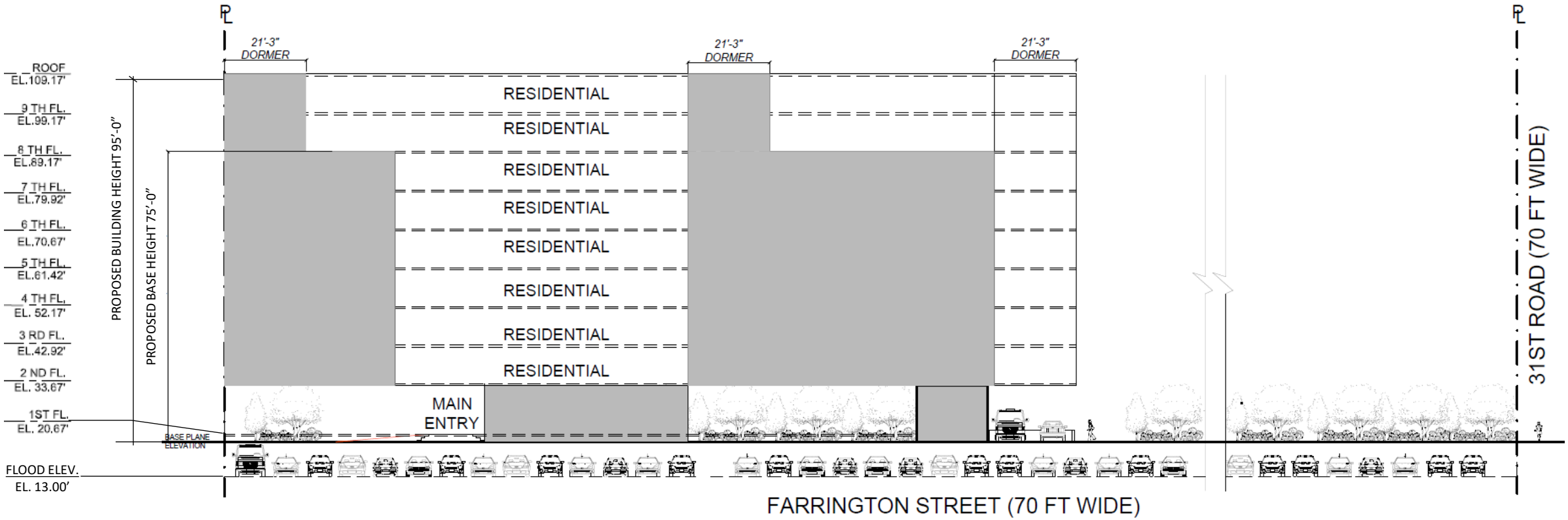

* 2010
35th Ave Rezoning
M1-1 -> R6/C2-2

** 2017
135-01 35th Ave Rezoning
M1-1 -> R7A

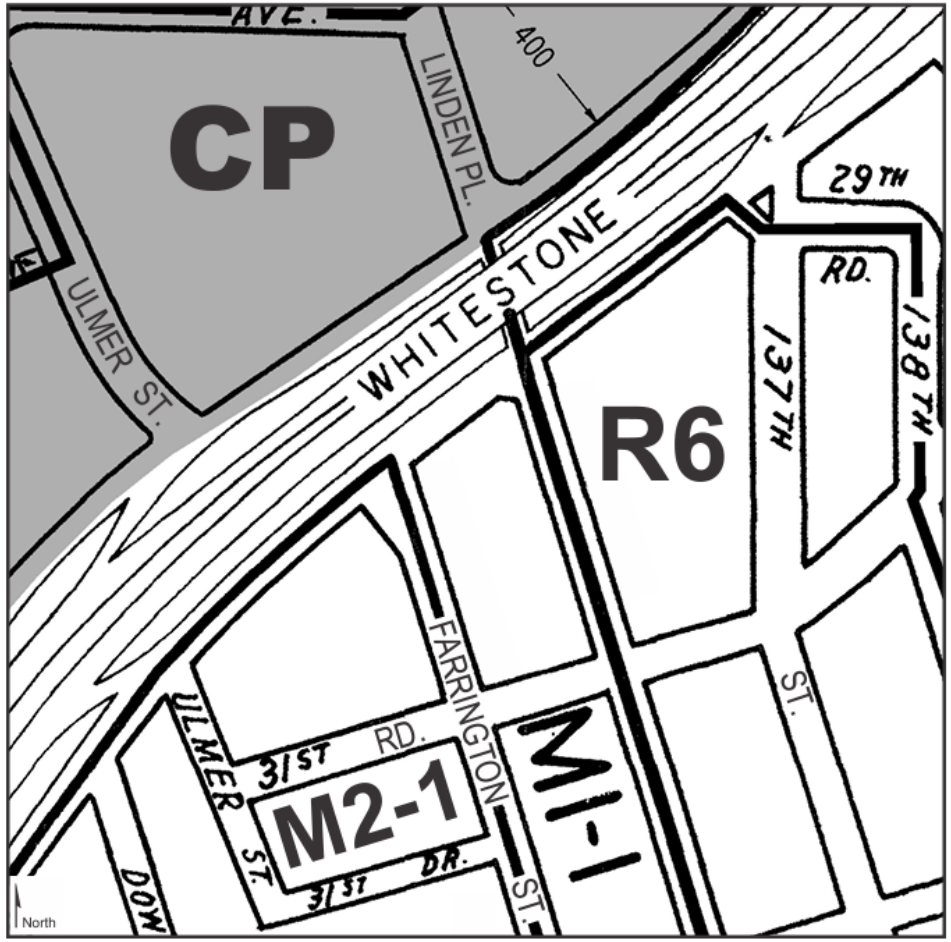
# Project Area Context



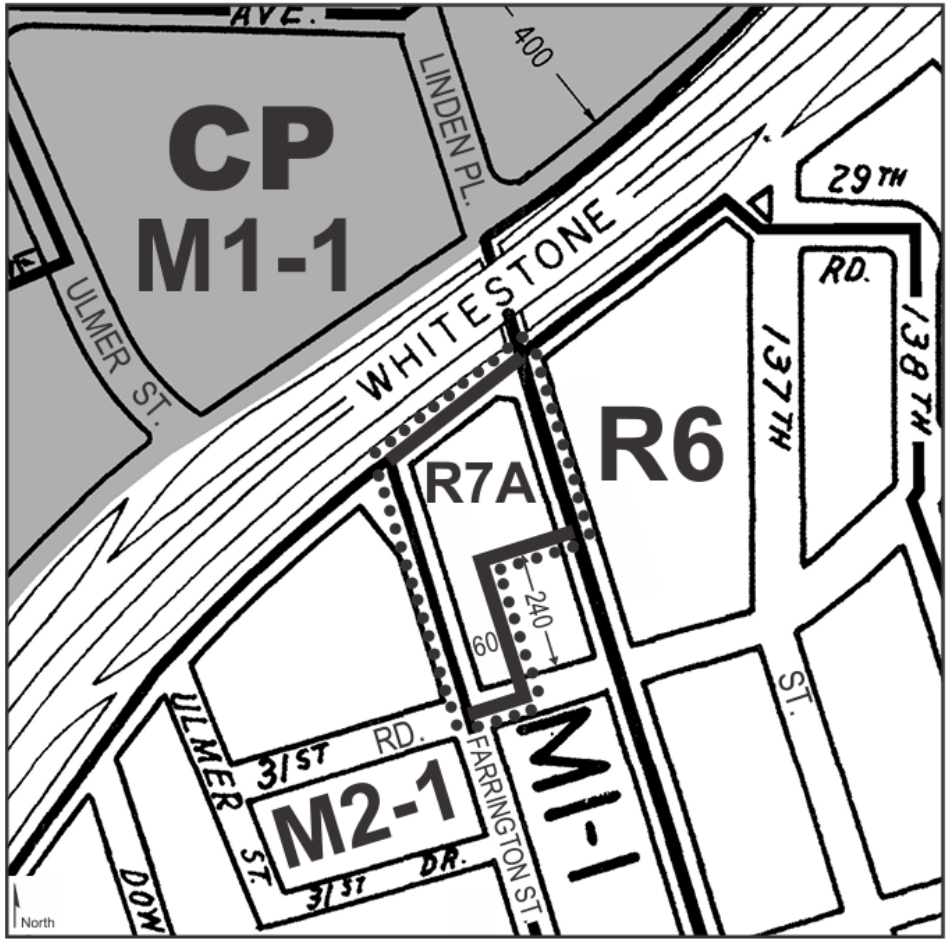
# Proposal: Elevation



# Proposed Actions: Zoning Map Amendment




Current Zoning Map (10a)




Proposed Zoning Map (10a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7A

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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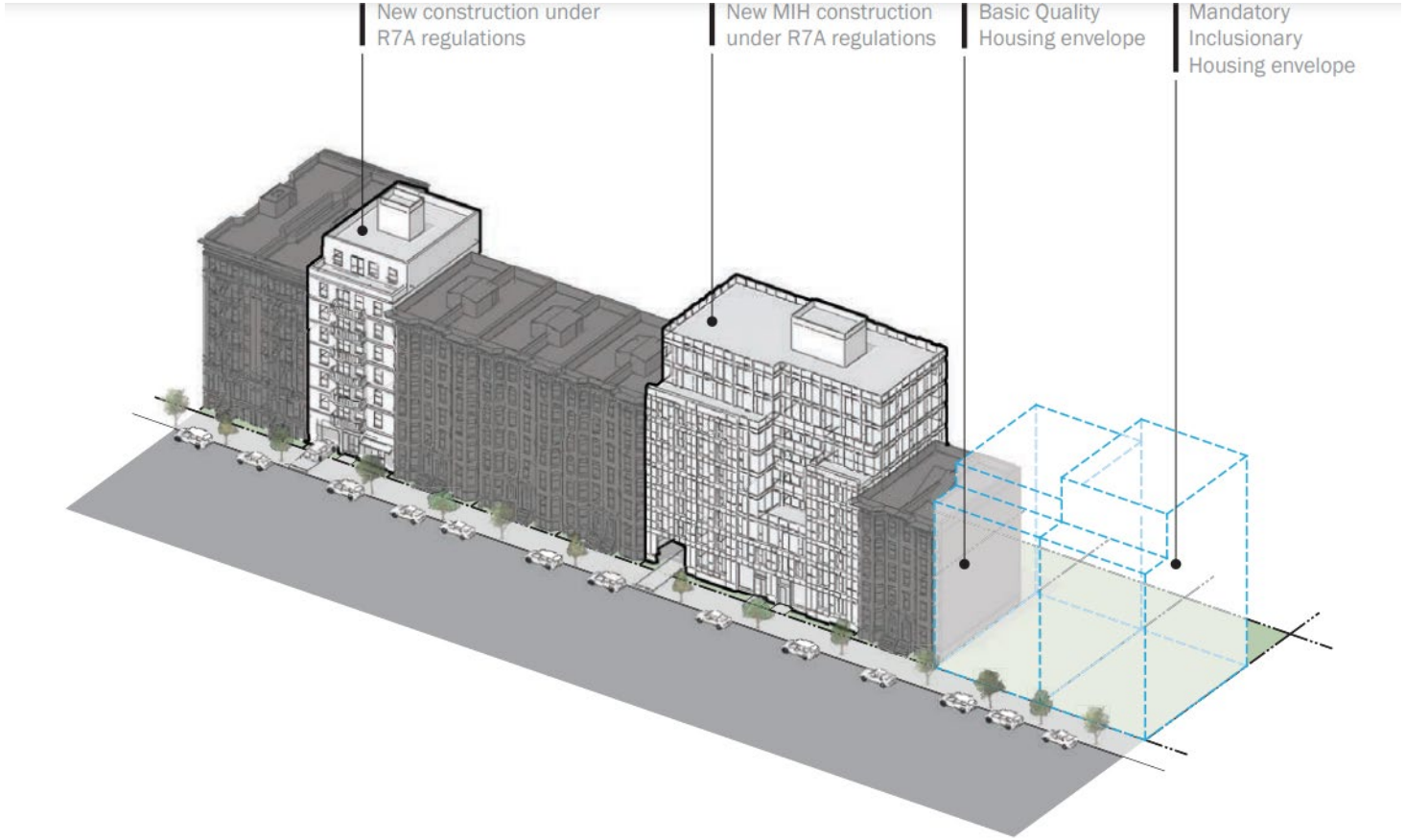
# Proposed Actions: Zoning Map Amendment

| | Current M1-1 | Proposed R7A |
|---|---|---|
| **Residential FAR** | 0 | 4.6 (MIH) |
| **Community Facility FAR** | 2.4 | 4.0 |
| **Commercial FAR** | 1.0 | 0 |
| **Manufacturing FAR** | 1.0 | 0 |
| **Maximum base height** | 30’/2-stories | 40 feet |
| **Maximum building height** | Sky Exposure Plane | 95’/ 9-stories |

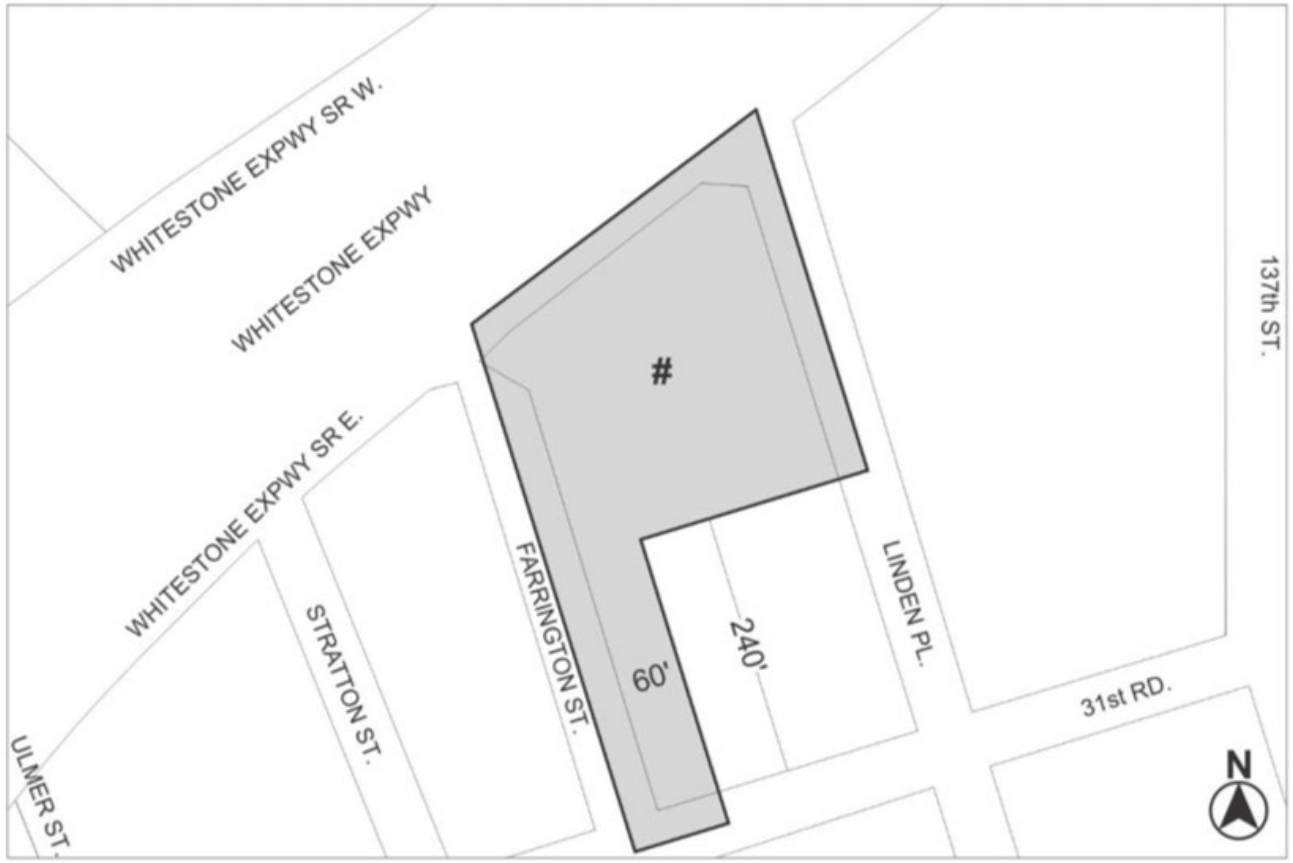
*A "sky exposure plane" is an imaginary inclined plane beginning above the street line and rising over a zoning lot at a ratio of vertical distance to horizontal distance set forth in the district.*




**Medium Density Contextual Residence District**

| R7A | Lot Area min. | Lot Width min. | Rear Yard min. | Lot Coverage Corner max. | Lot Coverage Other Lot max. | FAR max. | Base Height min.–max. (w/QGF) | Building Height max. (w/QGF) | # of Stories max. (w/QGF) | DU Factor | Required Parking Basic min. | Required Parking IRHU min. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic | 1,700 sf | 18 ft | 30 ft | 100% | 65% | 4.00 | 40–65 (75) ft | 80 (85) ft | n/a (8) | 680 | 50% of DU | 15% of IRHU |
| Mandatory Inclusionary Housing | | | | | | 4.60 | 40–75 ft | 90 (95) ft | 9 | | | |

# Proposed Actions: Text Amendment, Mandatory Inclusionary Housing




Mandatory Inclusionary Housing Area *(see Section 23-154(d)(3))*

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 7, Queens

* * *

# Conclusion

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