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Patrick Yu, *Treasurer*  
Richard Dzwlewicz, *Associate Treasurer*  
Mayra S. DiRico, *Immediate Past Chairperson*

Thomas J. Grech, *President & Chief Executive Officer*

May 1, 2019

Hon. Council Member Francisco Moya  
New York City Council  
Subcommittee on Zoning and Franchises  
City Hall  
New York, NY 10007

Re: Statement in Support of the 47-15 34th Avenue Rezoning

Dear Chair Moya,

As the President and CEO of the Queens Chamber of Commerce, I am proud to represent nearly 1,100 member businesses, employing over 100,000 Queens-based employees, in the most diverse community in the United States.

I write to express my support the 47-15 34th Avenue Rezoning. The proposal will facilitate the development of 47-15 34th Avenue, an underutilized C8-1-zoned site with a new 11-story mixed-use building. The development will include approximately 187 apartments with 57 permanently income-restricted units under the Mandatory Inclusionary Housing Program. The proposed development will also provide space for new locally oriented commercial and community facility uses. The proposed rezoning is appropriate at this location on the corner of 34th Avenue and Northern Boulevard. It is easily accessible via multiple public transportation options, including the M/R subway at the 46th Street Station and the Q66 and Q104 bus lines.

The commercial and community facility space on the first floor of the proposed development would make high quality new construction space available for local businesses and non-profit organizations. The commercial space provides an opportunity for smaller local retail and food/beverage uses to serve the surrounding predominately-residential area. In addition to activating the site, new commercial uses will bring jobs and support the local economy. The developer has committed to providing a portion of the community facility space for Urban Upbound to bring its comprehensive employment and financial services to the community. The developer has also committed to working with 32BJ SEIU to ensure prevailing wage jobs for building service workers.

For the above reasons, I fully support the proposed rezoning and request that it be approved.

Sincerely,

A handwritten signature in black ink that reads 'Thomas J. Grech'.

Thomas J. Grech, President & CEO

# 47-15 34<sup>th</sup> Avenue Rezoning

## Queens Community District 1



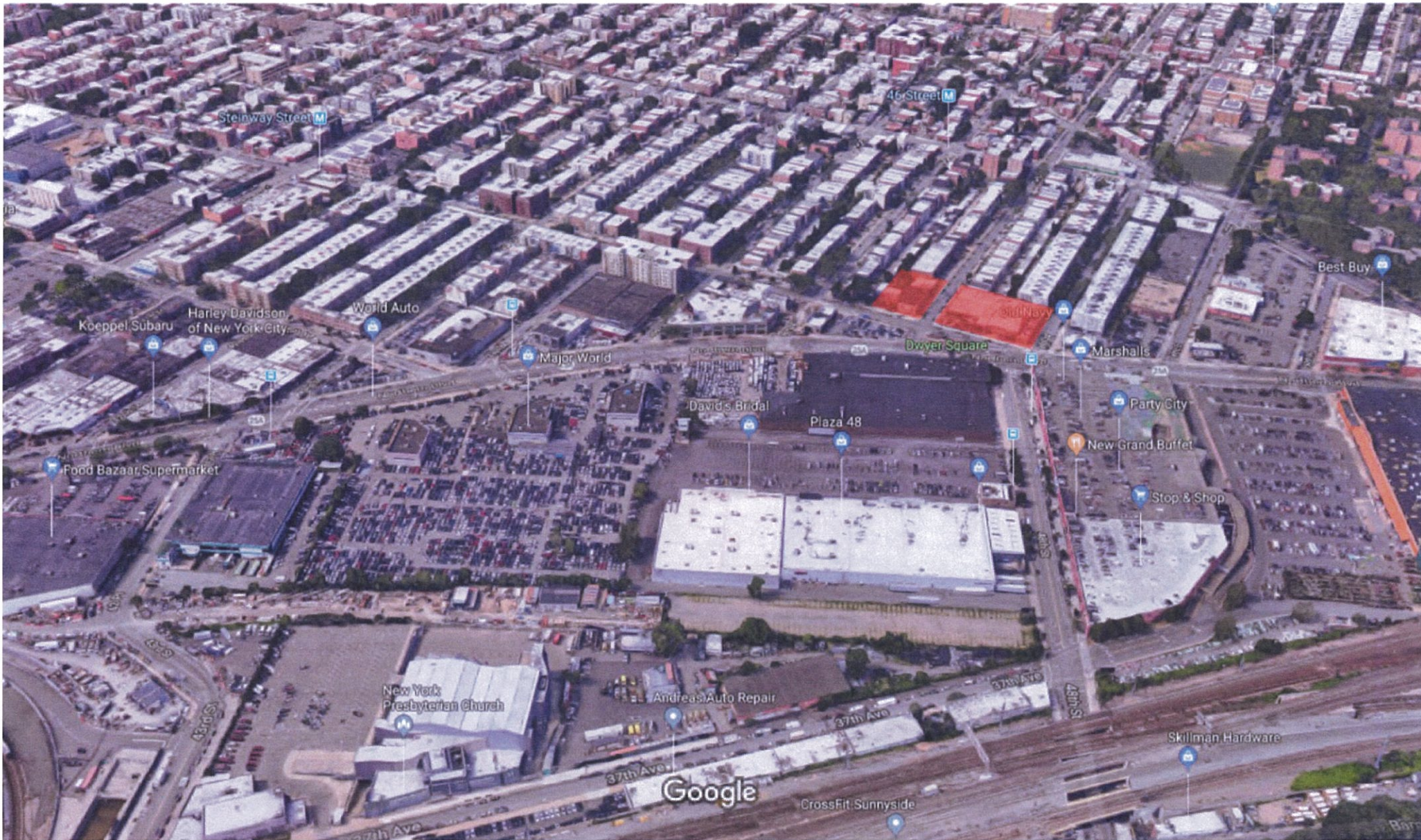
New York City Council  
Subcommittee on Zoning and Franchises  
May 2, 2019

## **Requested Actions**

1. Zoning map amendment from C8-1, R6B, and R5 zoning districts to R7D/C2-4 and R6B/C2-4 zoning districts.
2. Zoning text amendment to designate a portion of rezoning area as a Mandatory Inclusionary Housing (“MIH”) Area with MIH Option 2, requiring 30% of the residential floor area at to be permanently income-restricted at an average of 80% AMI.



# Aerial View of Proposed Rezoning Area Boundaries








The Rezoning Area is bounded by 34<sup>th</sup> Avenue/Northern Boulevard to the south; a line 150 ft. north of and parallel to 34<sup>th</sup> Avenue to the north; a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street to the west; and 48<sup>th</sup> Street to the east.


















# Area Land Use Map

## Project Information

-  600' Radius
-  Development Site
-  Project Area
-  Zoning Districts
-  Special Districts

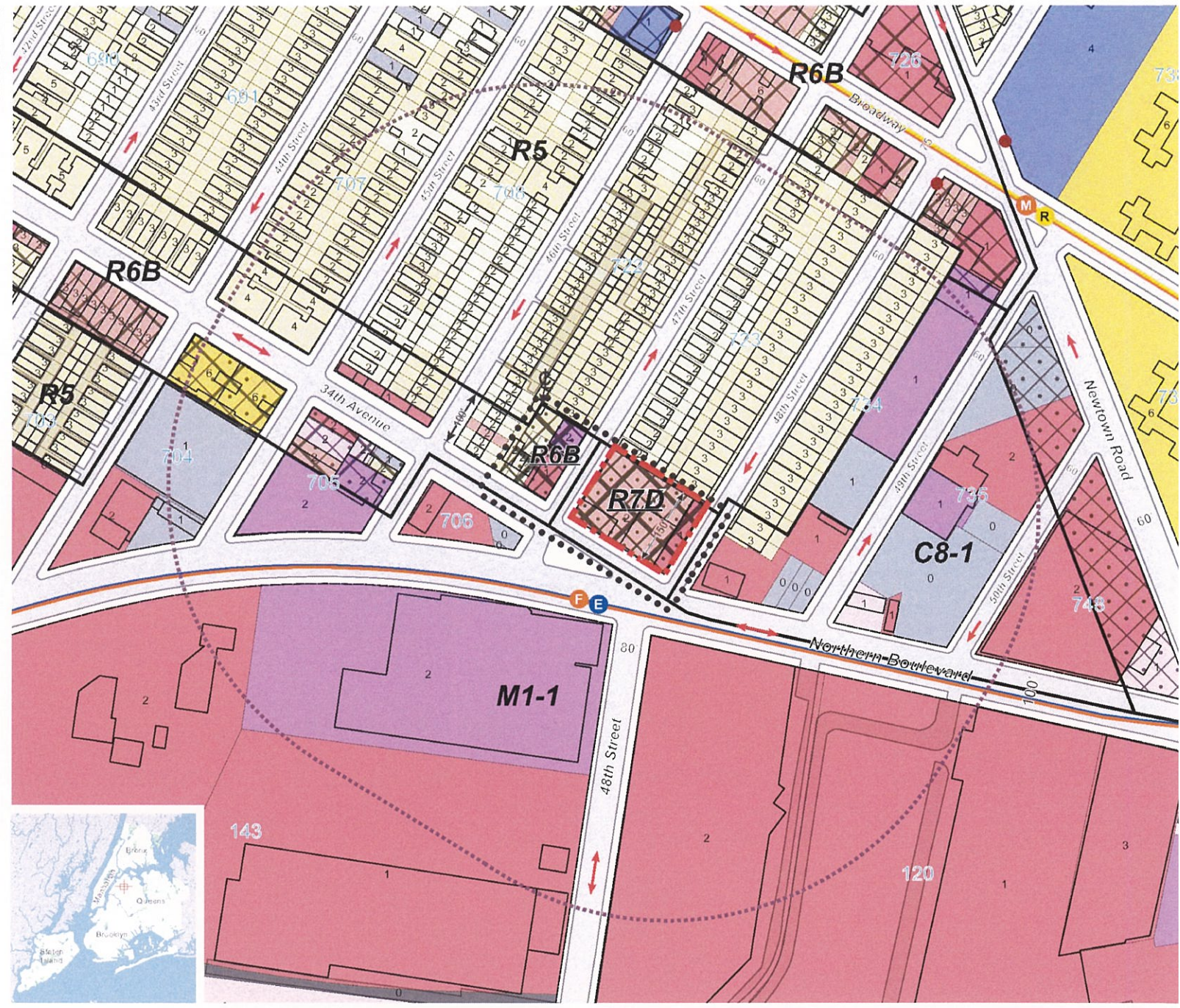
## Existing Commercial Overlays

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

-  Subway Entries
-  5037 Block Numbers
-  Elevated Rail Structure
-  Property Lines
-  5 Number of Floors

## Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other





# Tax Map with Rezoning Area and Development Site



Block 722  
Lots 1, 3, 4,  
p/o 5, and 70

Development Site  
Block 723  
Lots 1 and 8

Rezoning Area  
Outlined with Red Dots



## The Development Site – Existing C8-1 Zoning District in Transit Zone



- Two tax lots owned by the Applicant, Block 723, Lot 1 (32-78 48<sup>th</sup> Street) and Lot 8 (47-15 34<sup>th</sup> Avenue)
- 30,574 sq. ft. rectangular corner and through lot
- 200 feet of frontage on 34<sup>th</sup> Avenue and 150 feet of frontage on 47<sup>th</sup>/48<sup>th</sup> Streets
- Improved with one- and two-story buildings occupied by commercial and community facility uses and accessory parking



## Non-Applicant Owned Property in Rezoning Area – Existing R5, R6B, and C8-1

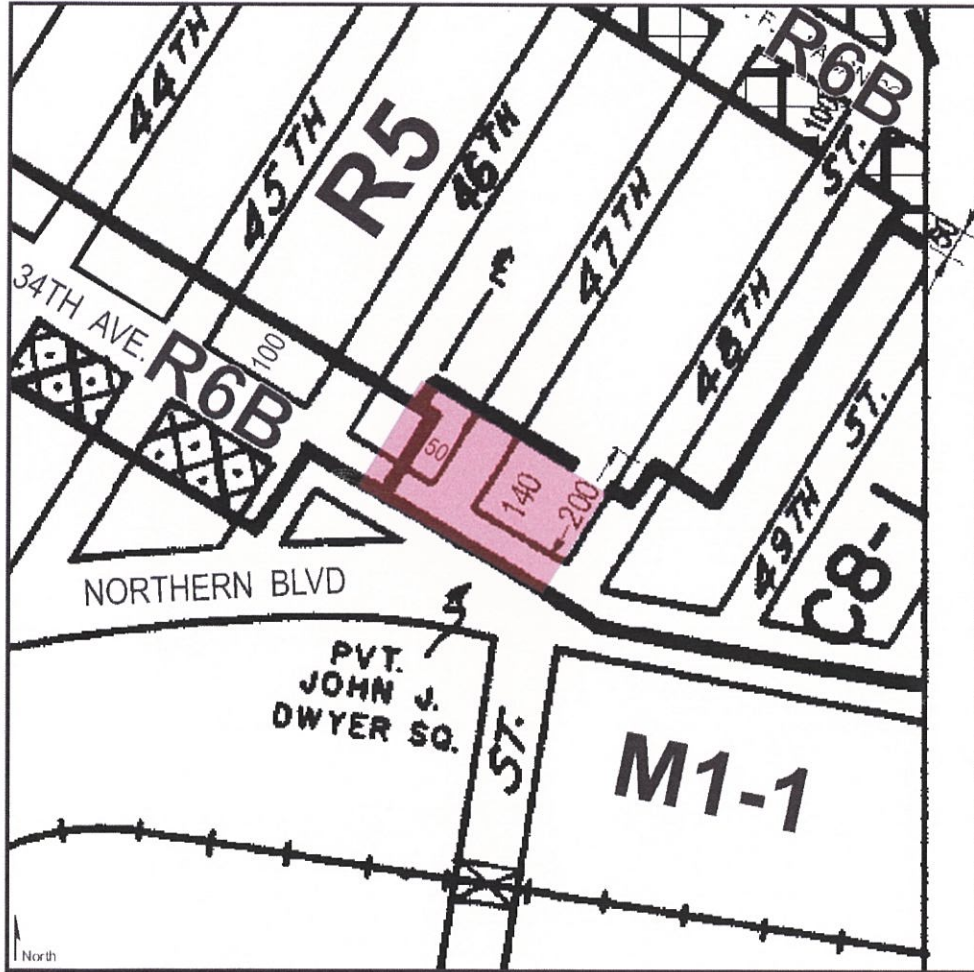


- Included in rezoning to avoid leaving an isolated C8-1 zoning district between the existing R6B to the west and the proposed R7D/C2-4 to the east
- Four tax lots on Block 722, Lots 1, 3, 4, and 70 and a portion of tax lot 5
- Lots 3, 4, and 5 are improved with two-story and basement residences
- Lot 1 is improved with a two-story commercial building
- Lot 70 is improved with a two-story mixed commercial and residential building



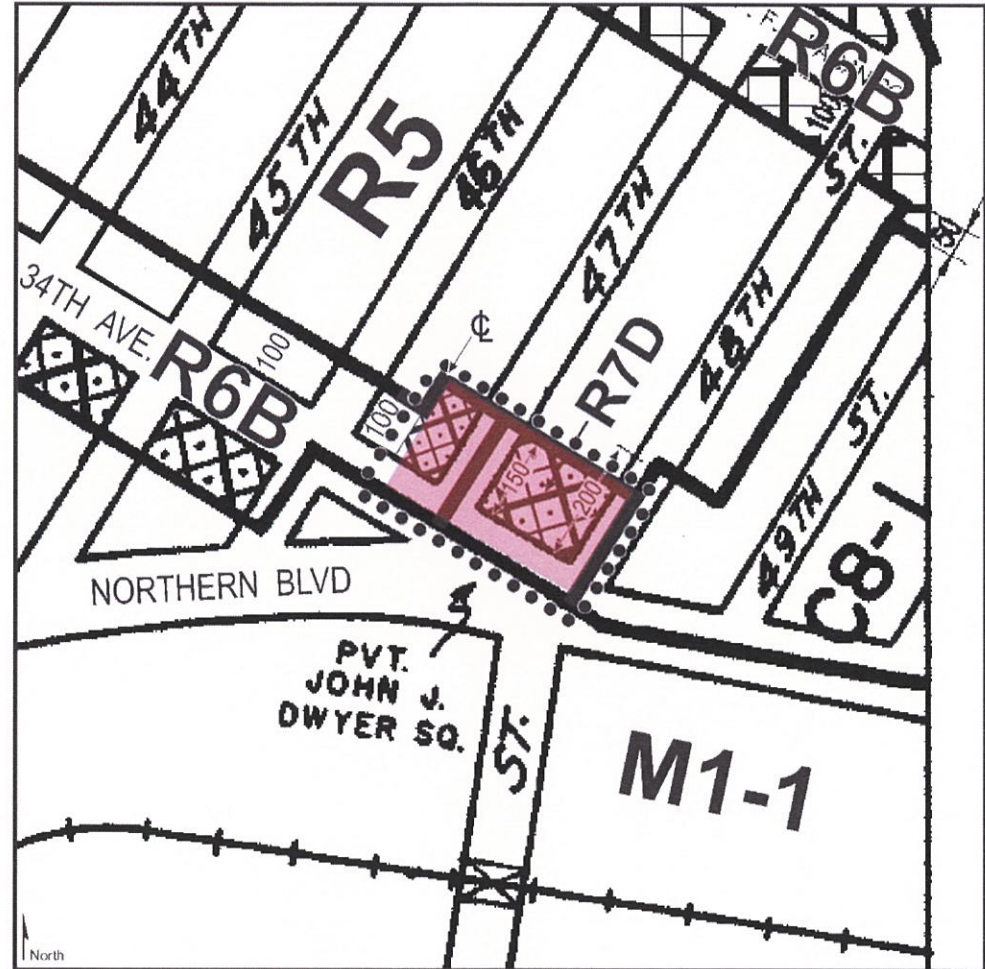
# Zoning Map Amendment – Illustration of Zoning Change

## Current Zoning Map



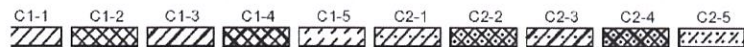
Current Zoning Map (9b)

## Proposed Zoning Map



Proposed Zoning Map (9b) - Area being rezoned is outlined with dotted lines

- Rezoning from C8-1 to R7X/C2-4
- Rezoning from C8-1 to R6B/C2-4
- Rezoning from R6B to R6B/C2-4
- Rezoning from R5 to R7X/C2-4
- Rezoning from R5 to R6B/C2-4





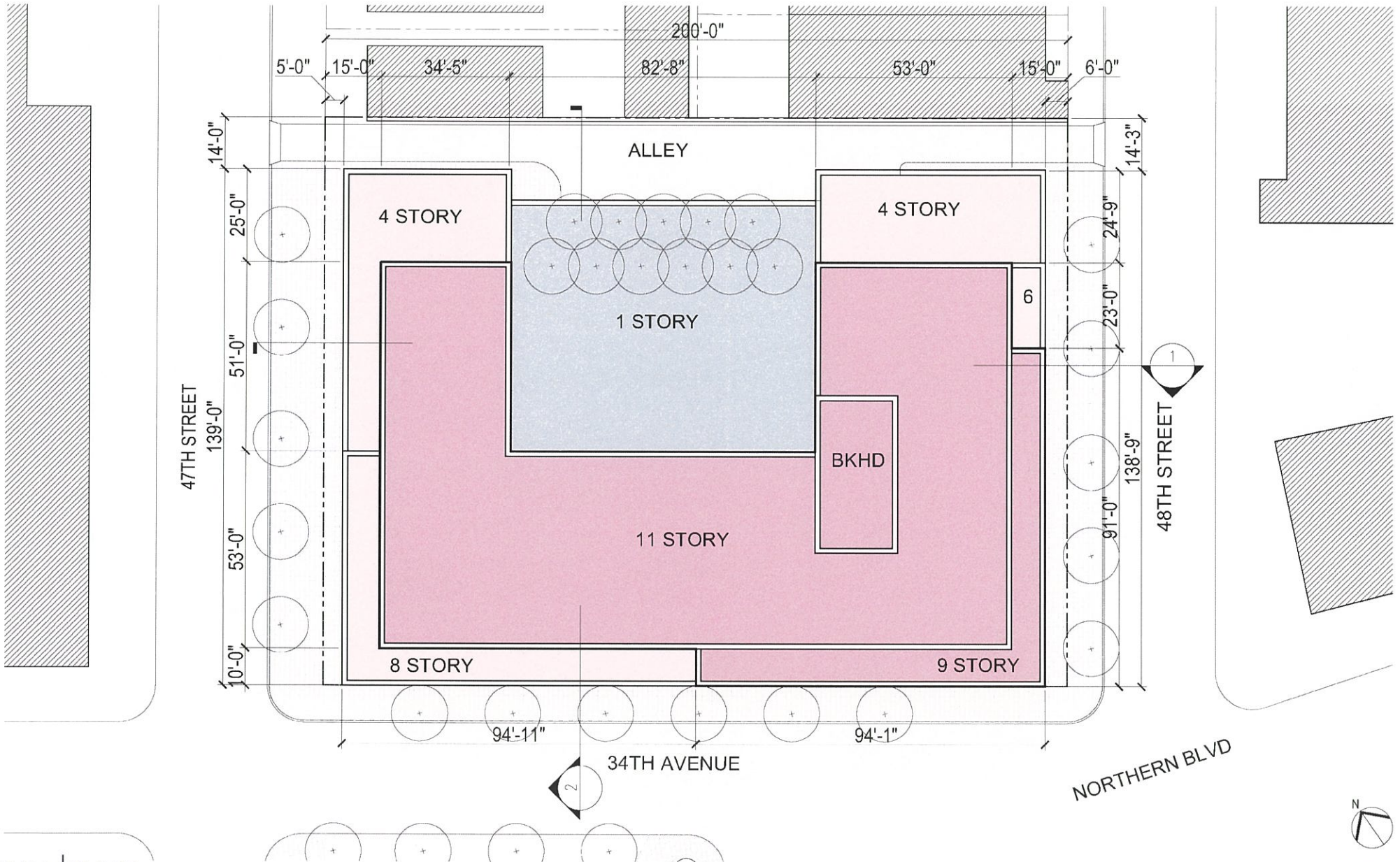
# Summary of Proposed Development

- 11-story mixed-use residential, local commercial, and community facility building (5.6 FAR)
- Located at the corner of two wide streets, 34th Avenue and Northern Boulevard
- In Transit Zone, accessible by public transit – M/R subway at 46th Street and Q66 and Q104 bus lines
- 187 units, including 57 permanently income-restricted units (30%) under the MIH Program
- 50% preference in affordable housing lottery for residents of Community District 1
- Community facility space for Urban Upbound to provide comprehensive employment and financial services, seeking arts organization and preschool tenants
- Agreement with 32BJ SEIU to provide prevailing wage building service jobs





# Revised Site Plan



**HILL | WEST**  
 ARCHITECTS  
 11 BRONXWAY  
 17TH FLOOR  
 NEW YORK, NY 10468  
 T. 212.211.8800

R7D Scheme  
 47-15 34th Avenue  
 Queens, NY

SITE / ROOF PLAN

SCALE: 3/32" = 1'-0"

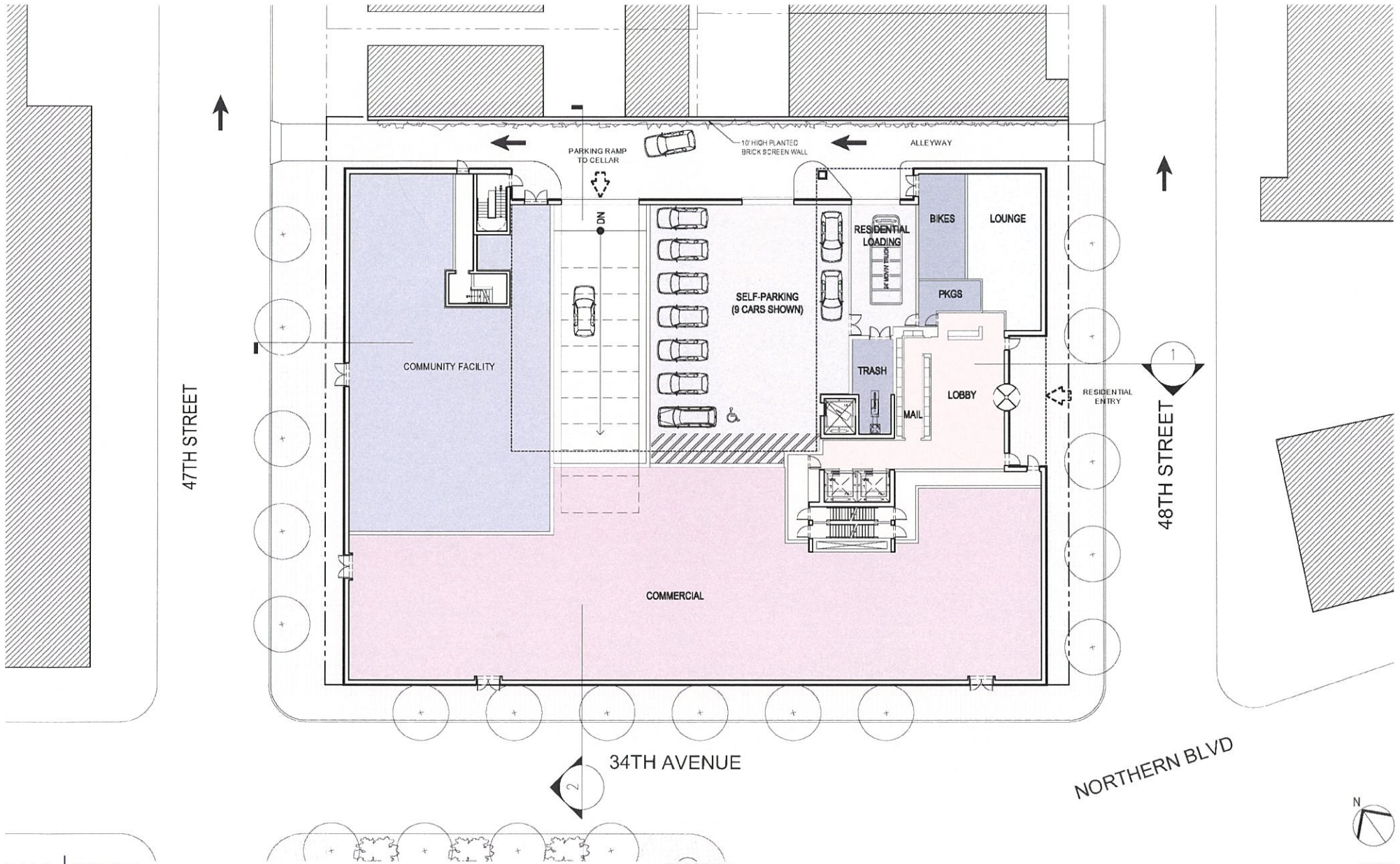
\*All information provided here is preliminary and subject to review and final approval by the NYC Department of Buildings.



4/19/2019  
 17A08.00



# Revised First Floor Plan



**HILL | WEST**  
 ARCHITECTS  
 11 BRADWAY  
 17TH FLOOR  
 NEW YORK, NY 10038  
 T: 212 211 8807

R7D Scheme  
 47-15 34th Avenue  
 Queens, NY

GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



2/25/2019  
 17A08.00

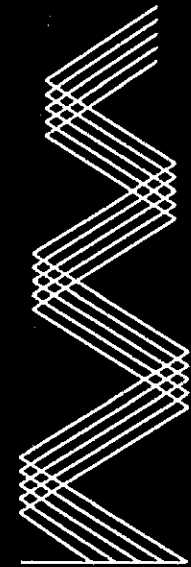
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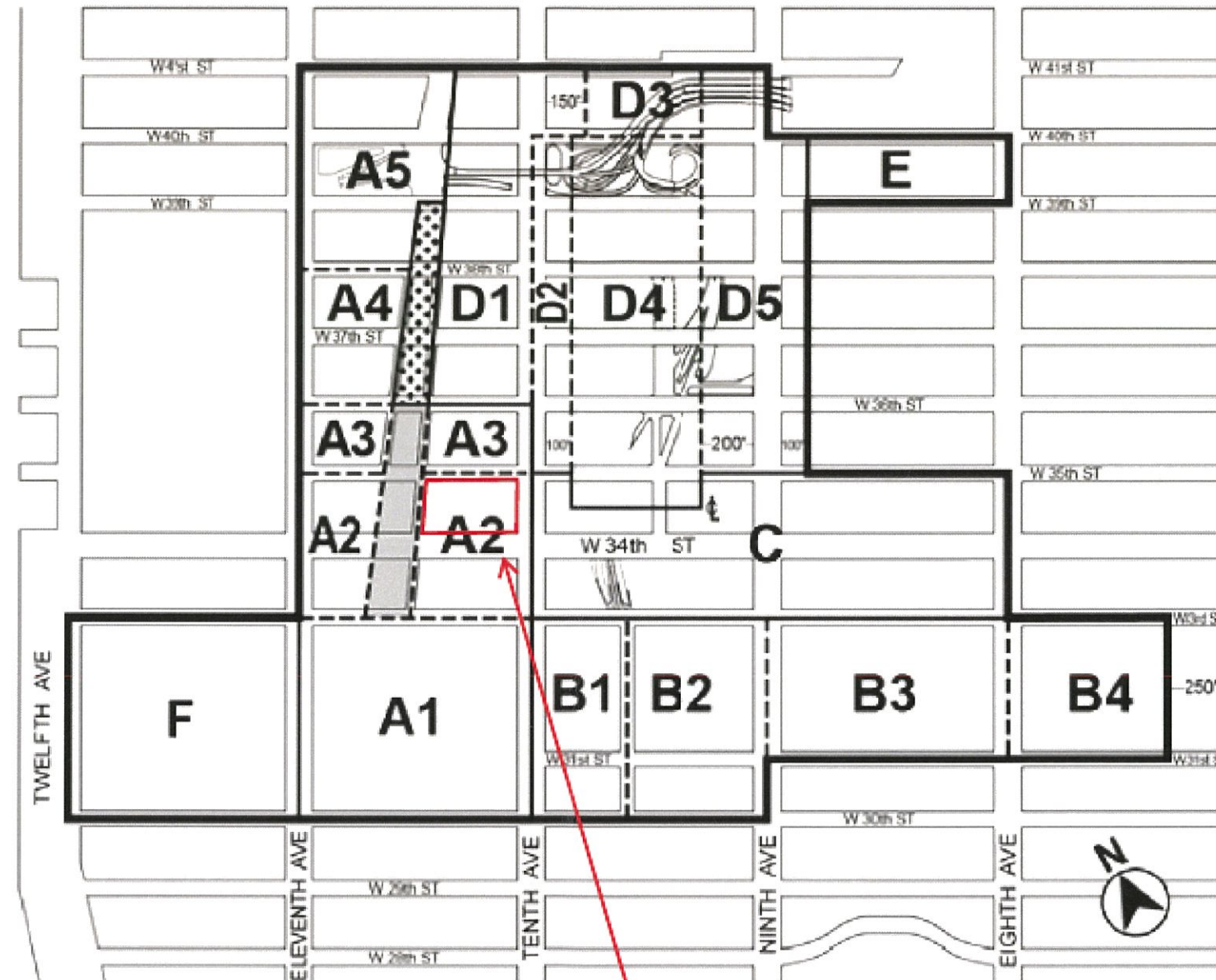


THE SPIRAL

MAY 2019

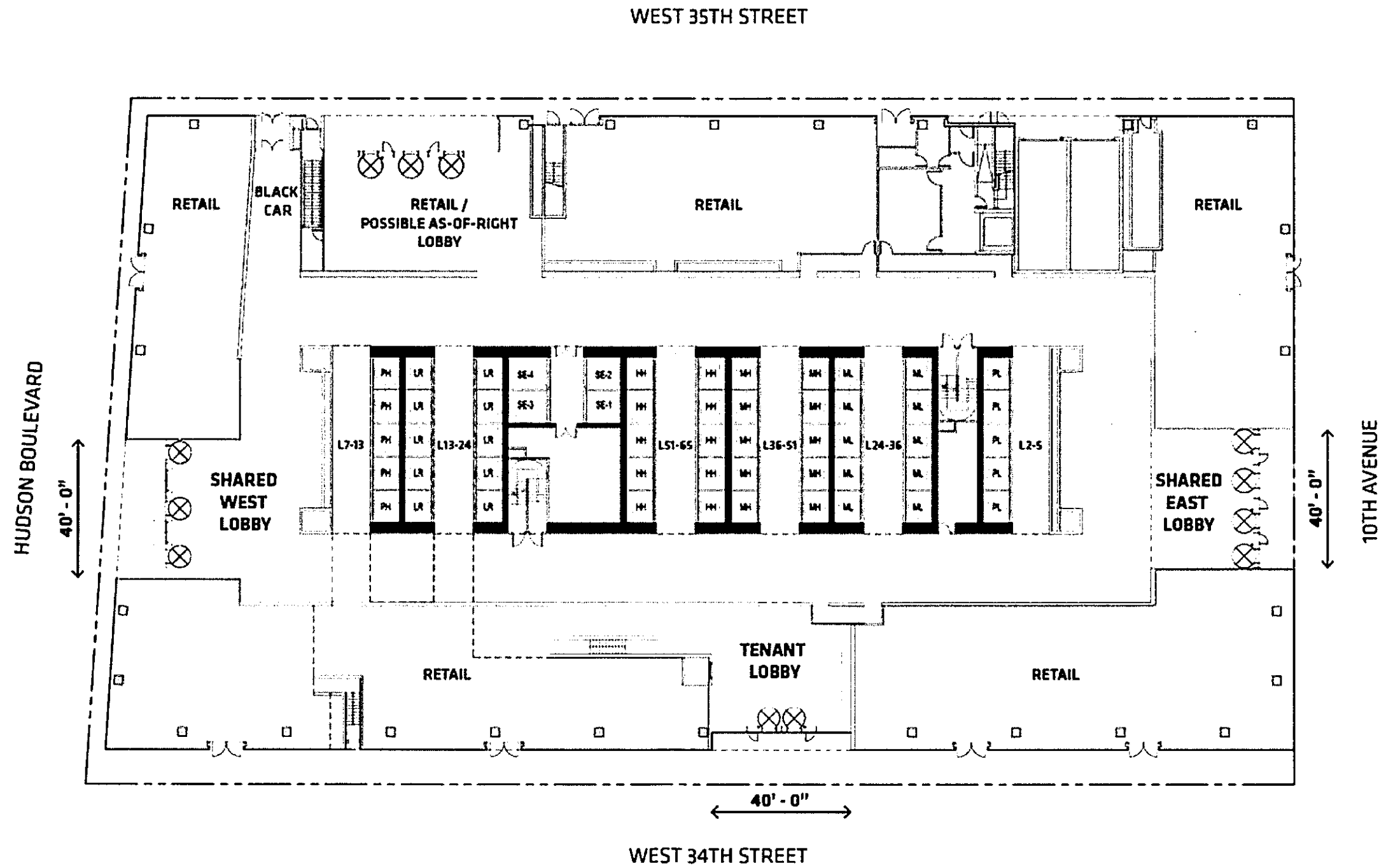


# Hudson Yards District Map



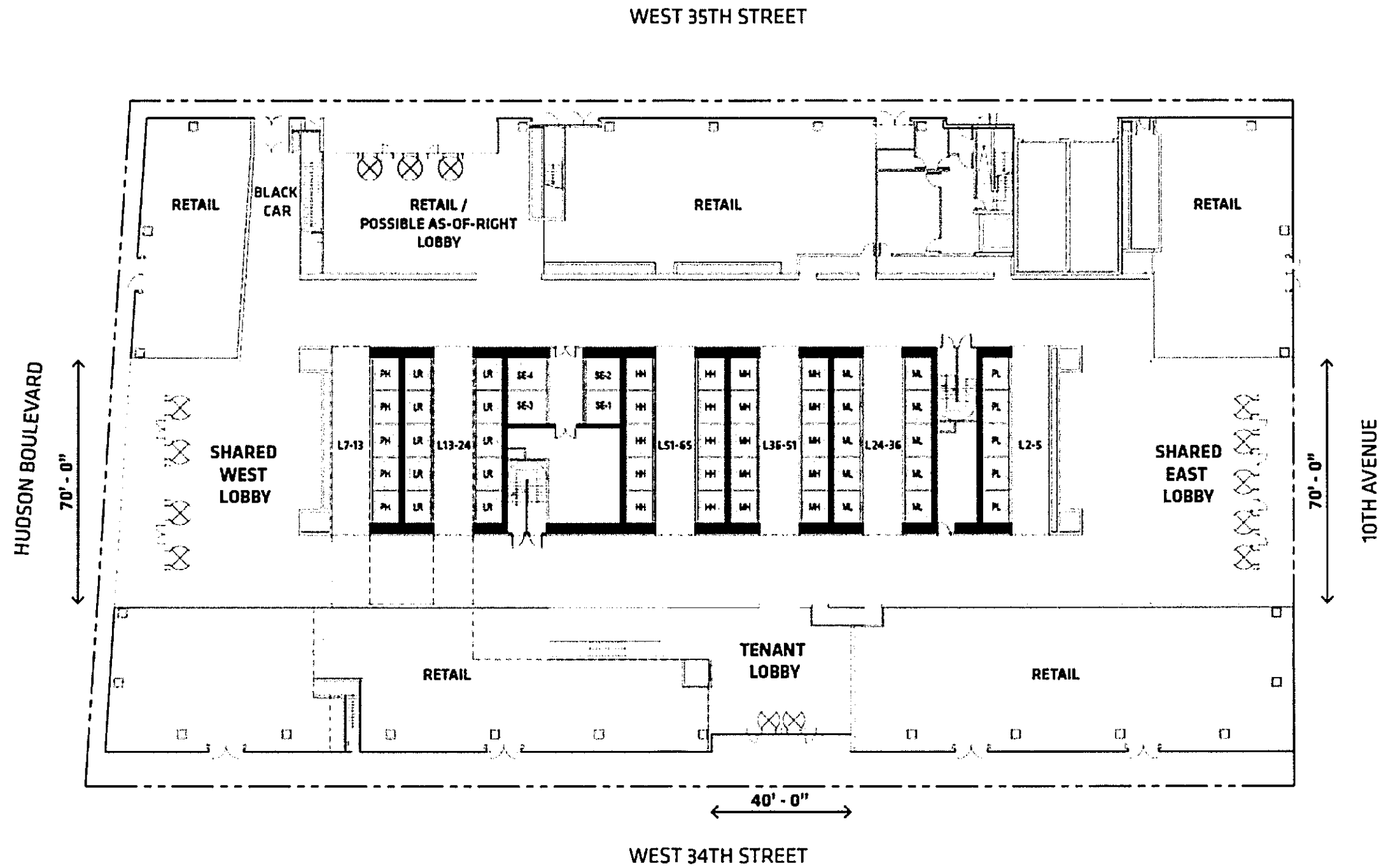
The Spiral  
66 Hudson Blvd

**GROUND FLOOR PLAN (AS-OF-RIGHT)**



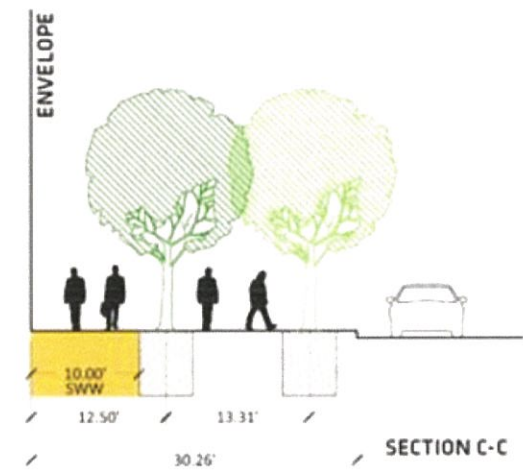
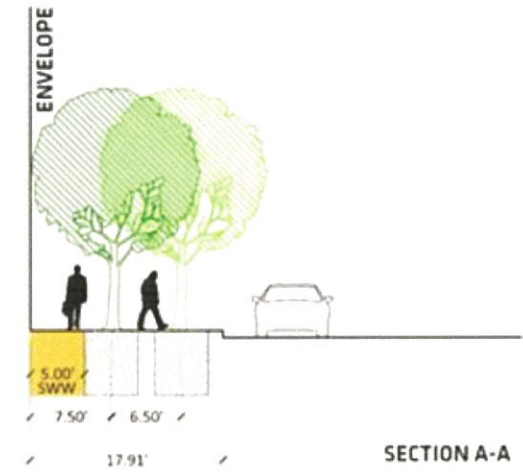
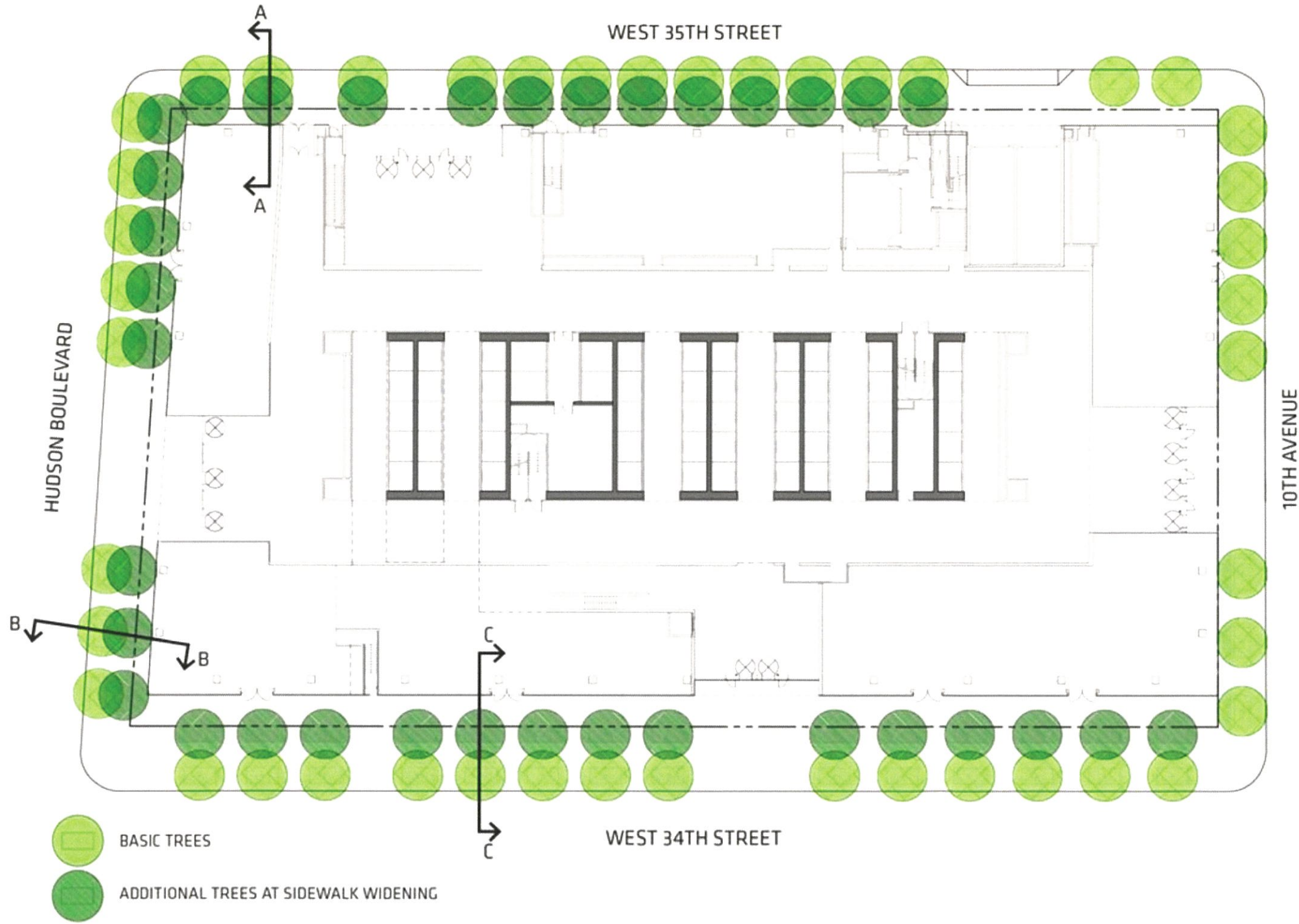


**GROUND FLOOR PLAN (PROPOSED)**



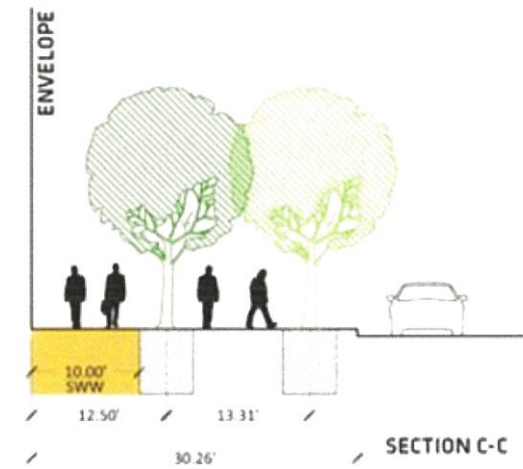
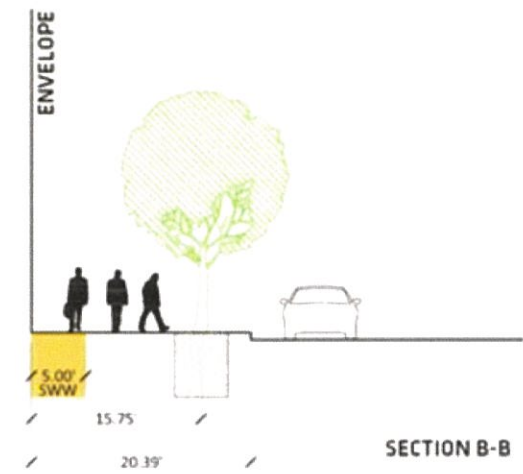
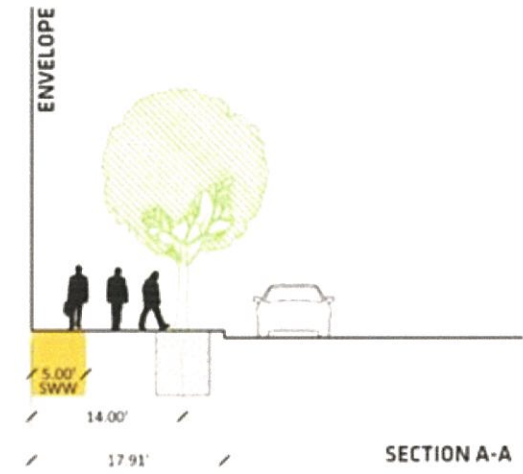
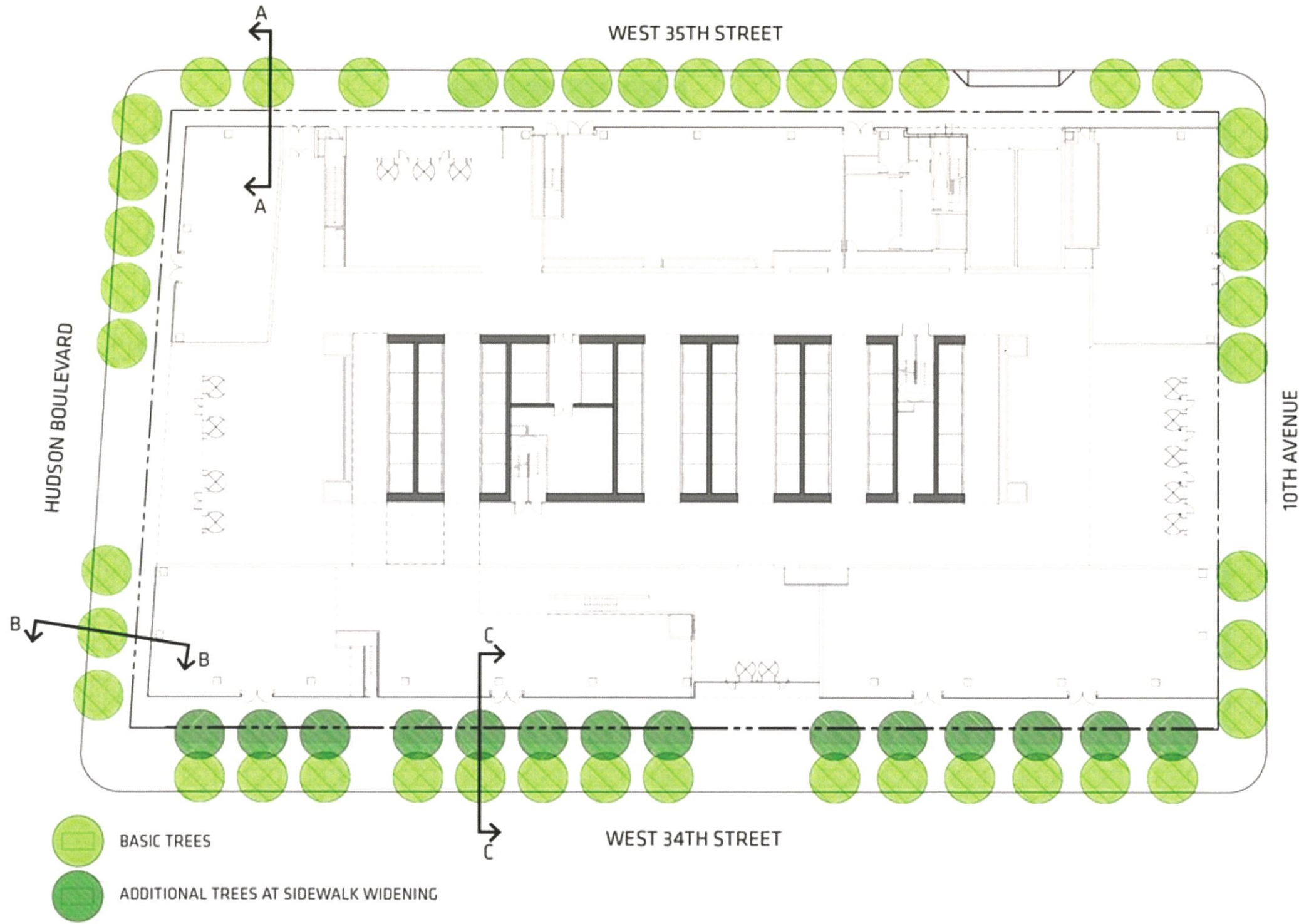


**STREET TREES (AS-OF-RIGHT)  
STREETSCAPE**





**STREET TREES (PROPOSED)**  
STREETSCAPE





# Zoning Text Amendments to 43-121 Expansion of existing manufacturing buildings

M1 M2 M3

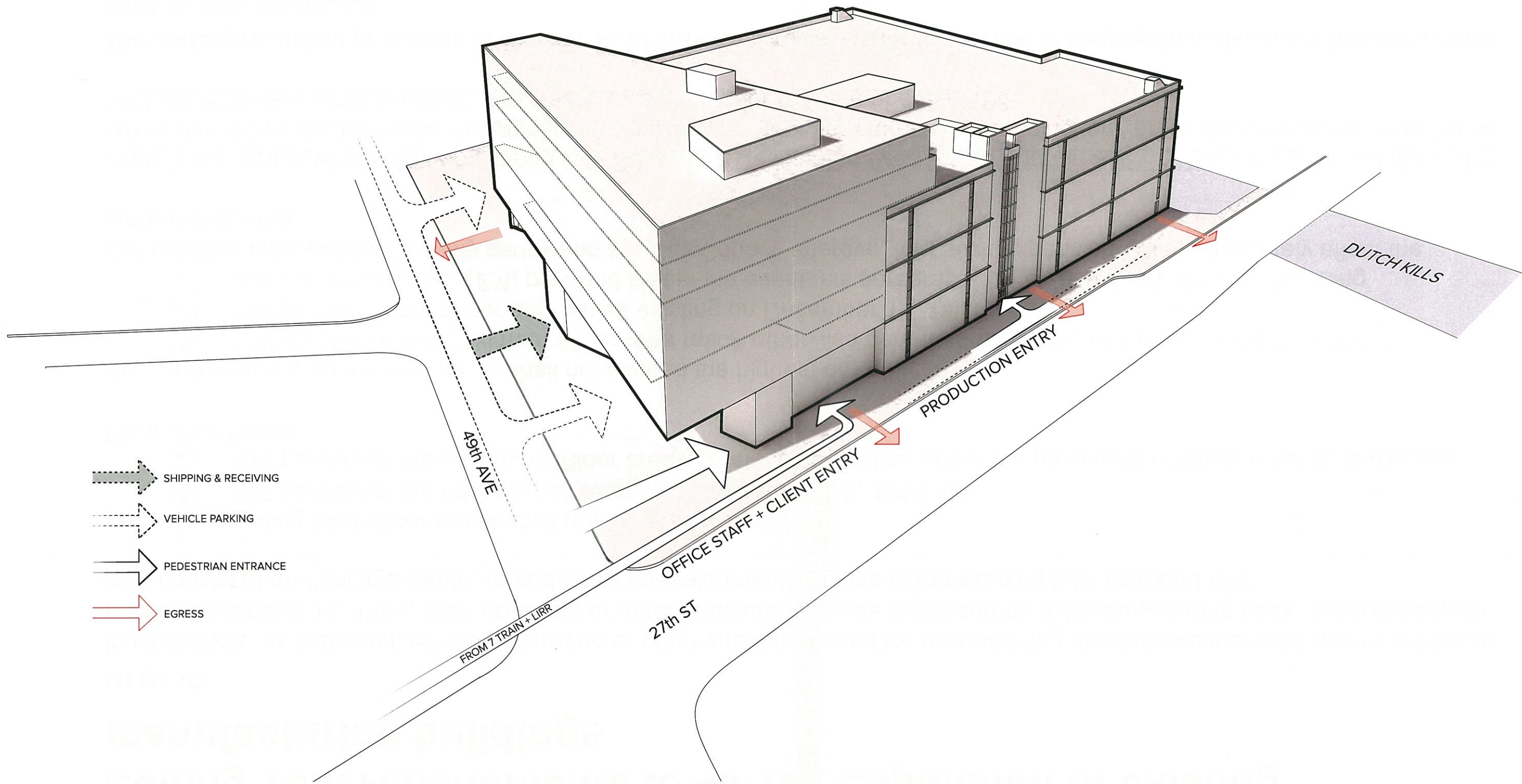
In all districts, as indicated, where a #building or other structure# used for a conforming #manufacturing use# was in existence prior to December 15, 1961, such #building or other structure# may be expanded for a #manufacturing use#. Such expansion may consist of an #enlargement#, or additional #development#, on the same #zoning lot#, provided that:

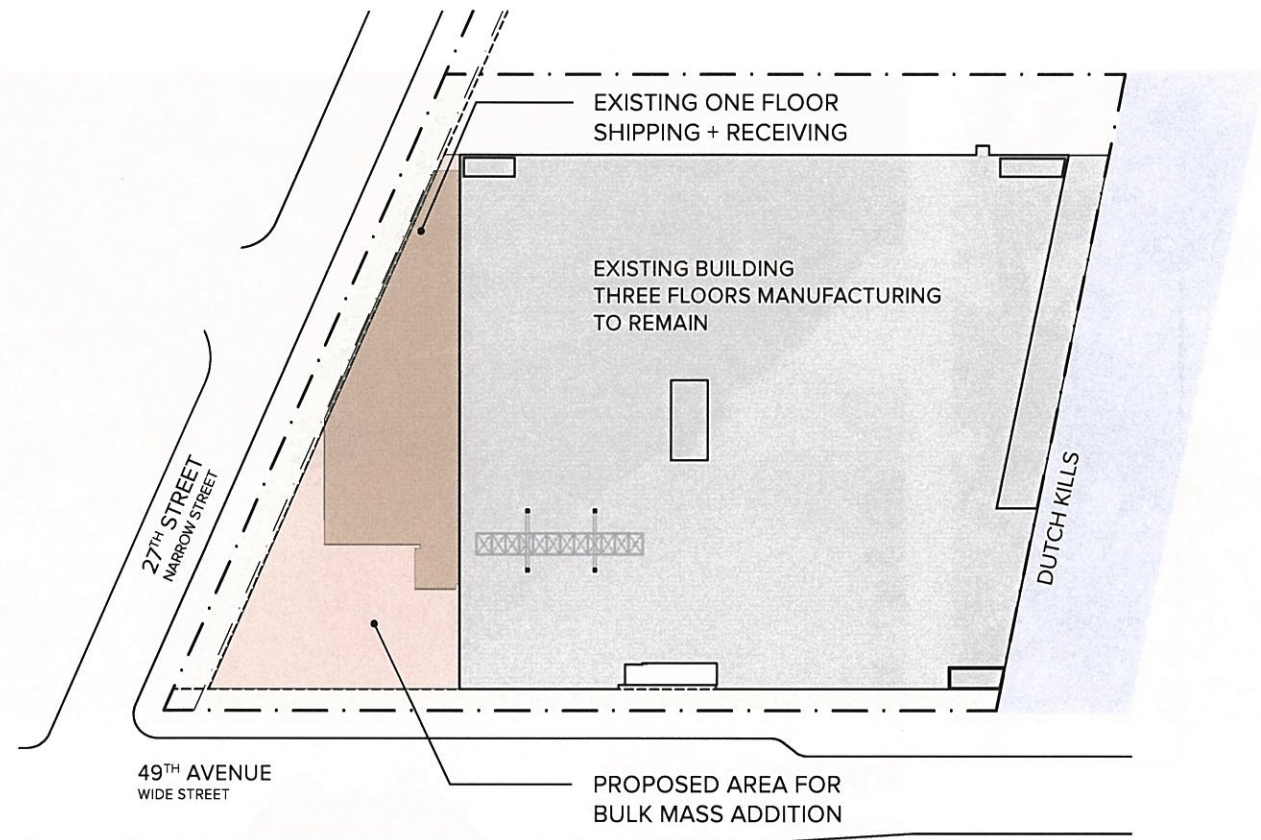
- (a) the resulting total #floor area# shall not be greater than:
  - (1) 150 percent of the #floor area# existing on December 15, 1961; or
  - (2) 110 percent of the maximum #floor area# otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).
  
- (b) the resulting #floor area ratio# shall not exceed the highest of:
  - (1) 150 percent of the maximum #floor area ratio# otherwise permitted under the provisions of Section 43-12;
  - (2) 110 percent of the #floor area ratio# existing on December 15, 1961; or
  - (3) a #floor area ratio# of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

In an M3-2 District within the Long Island City Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to a #building or other structure# on a #zoning lot# larger than two acres, used for a conforming #manufacturing use#, that was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.







PLAN DIAGRAM OF  
DEVELOPMENT

NEW BULK MASS AREA  
TO CANTILEVER OVER  
EXISTING BUILDING

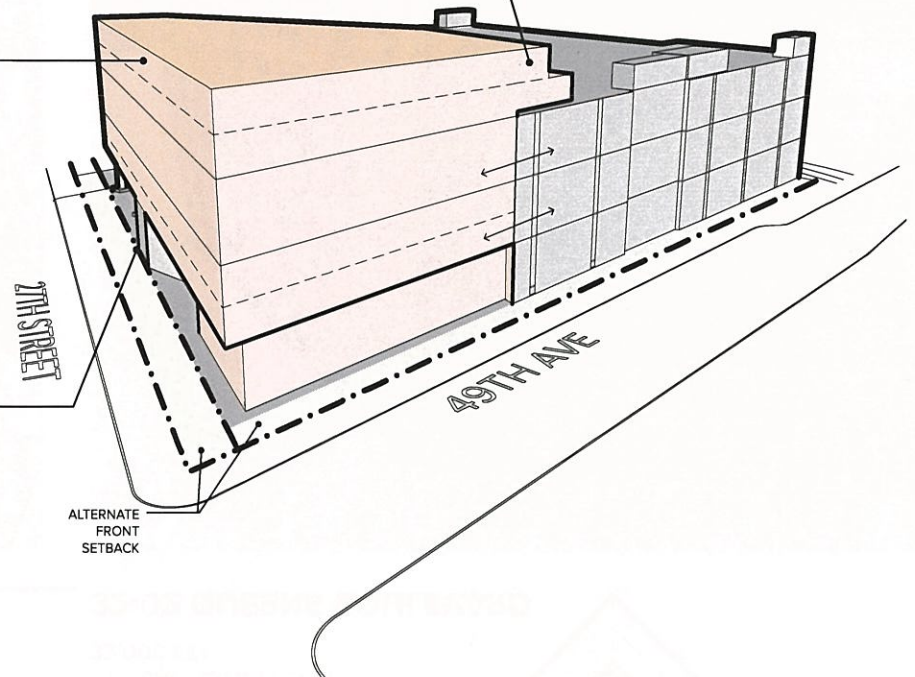
PROPOSED AREA FOR  
BULK MASS ADDITION  
BUILT AROUND SHIPPING +  
RECEIVING TO ALLOW FOR  
CONTINUED OPERATION  
DURING CONSTRUCTION

EXISTING ONE FLOOR  
SHIPPING + RECEIVING  
TO REMAIN

ALTERNATE  
FRONT  
SETBACK

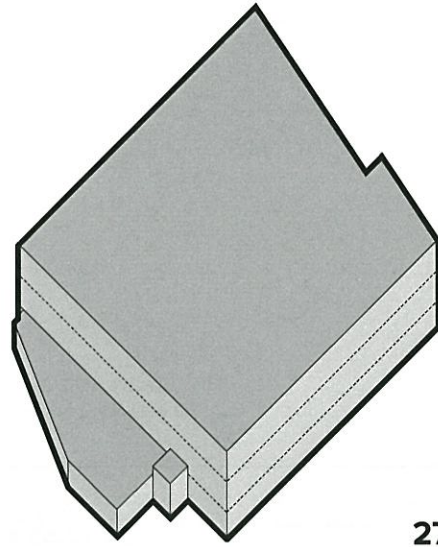
27<sup>TH</sup> STREET

49<sup>TH</sup> AVE



PERSPECTIVE VIEW OF  
PROPOSED BULK MASS



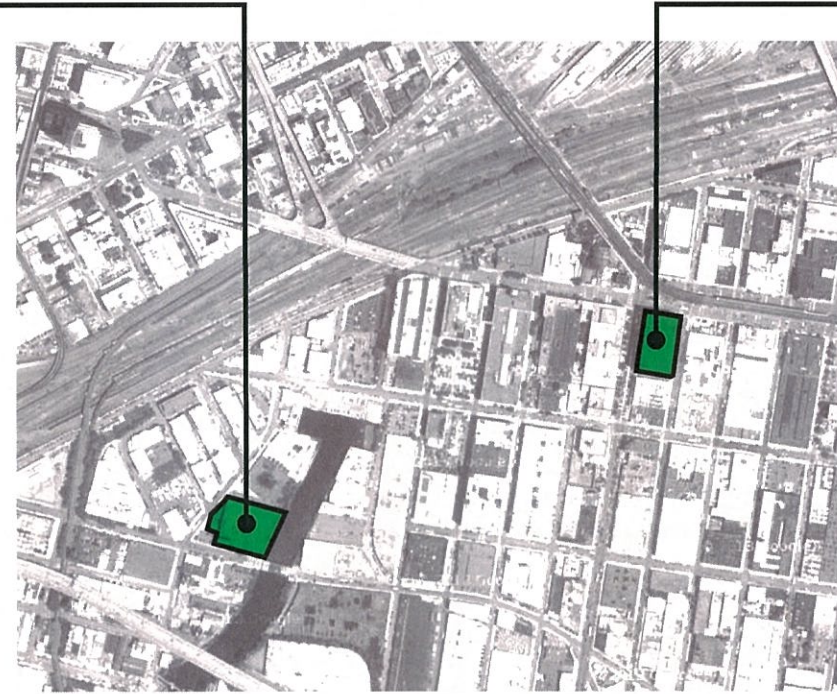


CURRENT  
HUNTERS POINT  
MANA USAGE

**100%**  
OF 213,938 FT<sup>2</sup> GROSS

TYPICAL FLOOR PLATE  
84,000 FT<sup>2</sup>

**27-11 49TH AVENUE**

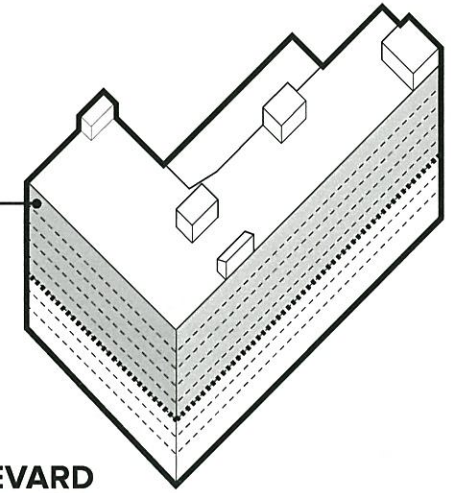


CURRENT  
QUEENS BOULEVARD  
MANA USAGE

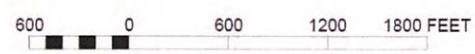
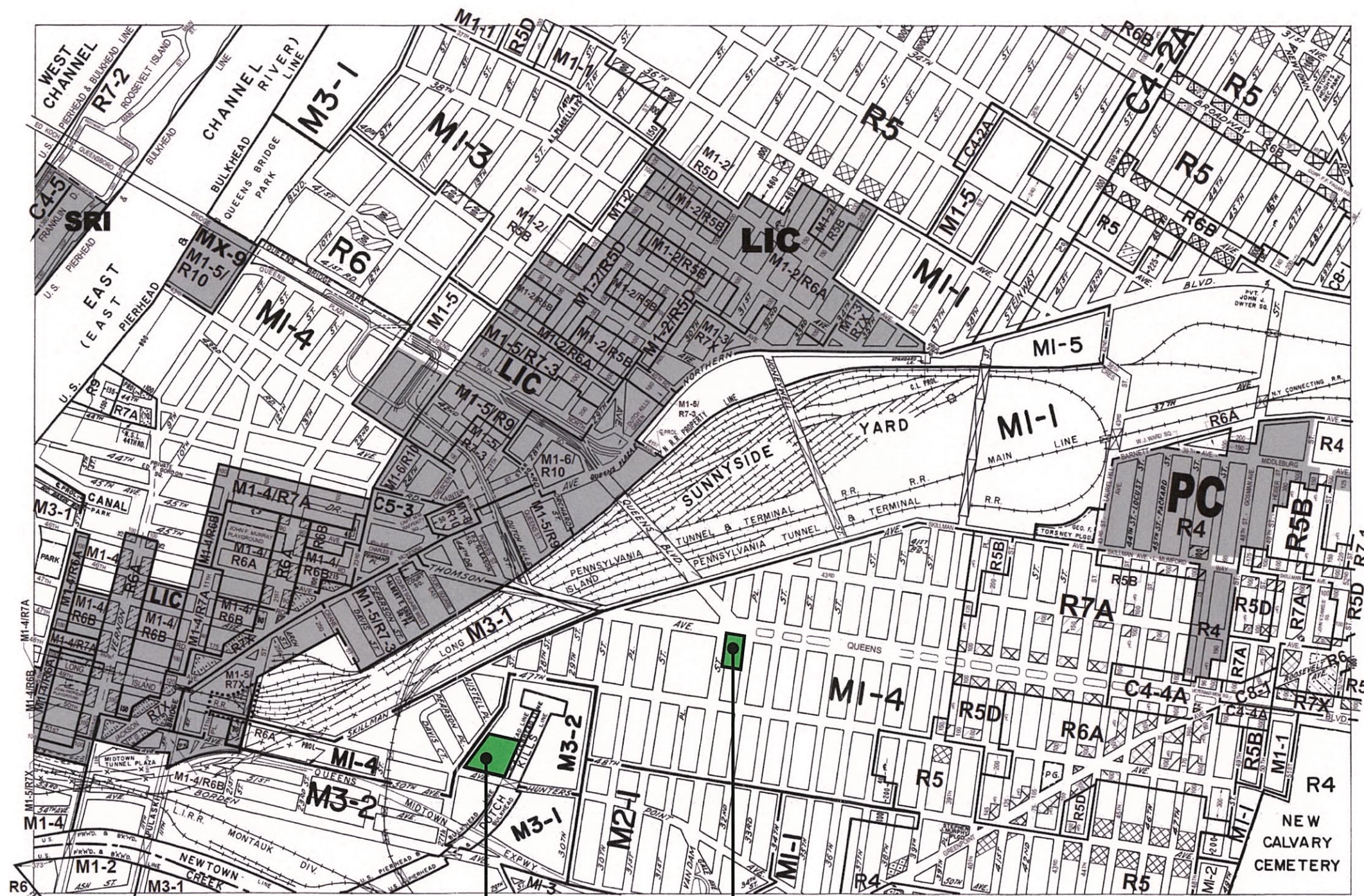
**48% (FLS 4-8) = 160,000 FT<sup>2</sup>**  
OF 328,087 FT<sup>2</sup> GROSS

TYPICAL FLOOR PLATE  
32,000 FT<sup>2</sup>

**32-02 QUEENS BOULEVARD**

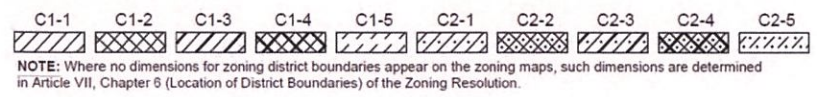






27-11  
49<sup>TH</sup> AVENUE

32-02  
QUEENS  
BOULEVARD



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
07-24-2014 C 140275 ZMO

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	<b>9b</b>	9d
12c	13a	13c

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9b



# **Mana Products Text Amendment**

Presentation to

## **Subcommittee on Zoning and Franchises New York City Council**

May 2, 2019

Greenberg Traurig, LLP

On behalf of 27-11 49th Avenue Realty, LLC

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Mana/180518 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jay Segal, Greenberg Traurig

Address: \_\_\_\_\_

I represent: Mana Products

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Mana/180518 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Robert Jaegly

Address: \_\_\_\_\_

I represent: Mana Products

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Mana/180518 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lawrence Weinstock

Address: \_\_\_\_\_

I represent: Mana Products

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms



THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

(Mand)  
I intend to appear and speak on Int. No. 12058 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 05.02.19

(PLEASE PRINT)

Name: Rachel Scall

Address: \_\_\_\_\_

I represent: 27-11 49th Ave. Realty LLC / Mnda Products

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5-2-19

(PLEASE PRINT)

Name: FRANK ST. JACQUES

Address: 47-15 34th Ave Queens Rezoning

I represent: Applicant Ashley Yung; John Yung LLC

Address: 47-15 34th Ave

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/2/2019

(PLEASE PRINT)

Name: Calvin Brown → EAST Harlem Rez.

Address: \_\_\_\_\_

I represent: Dept. of City Planning

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 403, 404 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Wanda Suberei

Address: \_\_\_\_\_

I represent: 32Bj

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 4321

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: AMIR SPERLING

Address: 75 ROCK CENTER

I represent: TISHMAN SPYER (509 W. 34th)

Address: SAME

THE COUNCIL  
THE CITY OF NEW YORK

LU 393

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL

I represent: APPLICANT

Address: 1010 PACIFIC (FOR QUESTIONS ONLY)

Please complete this card and return to the Sergeant-at-Arms



THE COUNCIL  
THE CITY OF NEW YORK

North Blvd

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/2

(PLEASE PRINT)

Name: Rev Corwin Mason

Address: 14-42 Broadway Astoria, N.Y.

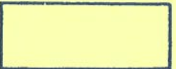
I represent: Community Church of Astoria

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Northern Blvd

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/2/19

(PLEASE PRINT)

Name: Annie Cotton Morris

Address: 31-27 29TH ST

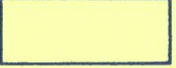
I represent: Woodside Houses

Address: Woodside, N.Y.

THE COUNCIL  
THE CITY OF NEW YORK

LU 391

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL PC

I represent: APPLICANT

Address: 1050 PACIFIC (FOR QUESTIONS ONLY)

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ~~4321~~ Res. No. 4321

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID KAWENSKI

Address: 7 NY PLAZA

I represent: TISHMAN SPENCER (SUN W. 34th)

Address: ~~100~~ 75 ROCK CENTER

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL** East Harlem  
**THE CITY OF NEW YORK** Rezoning

Appearance Card

I intend to appear and speak on Int. No. 4322/4523 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 5/2/19

(PLEASE PRINT)

Name: Eli Kim

Address: \_\_\_\_\_

I represent: Raysol Drugs

Address: 1870 Lexington Ave.

Please complete this card and return to the Sergeant-at-Arms