

# JFK Conduit Development Queens

C 240151 MMQ

Subcommittee on  
Zoning and Franchises  
Tuesday, September 9th  
at 11:00am

*If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](http://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.*

Prepared for: Eric Palatnik PC

Prepared by: **Urban Cartographics**



JFK Conduit Developments, Queens  
Street Ownership & Street Demapping

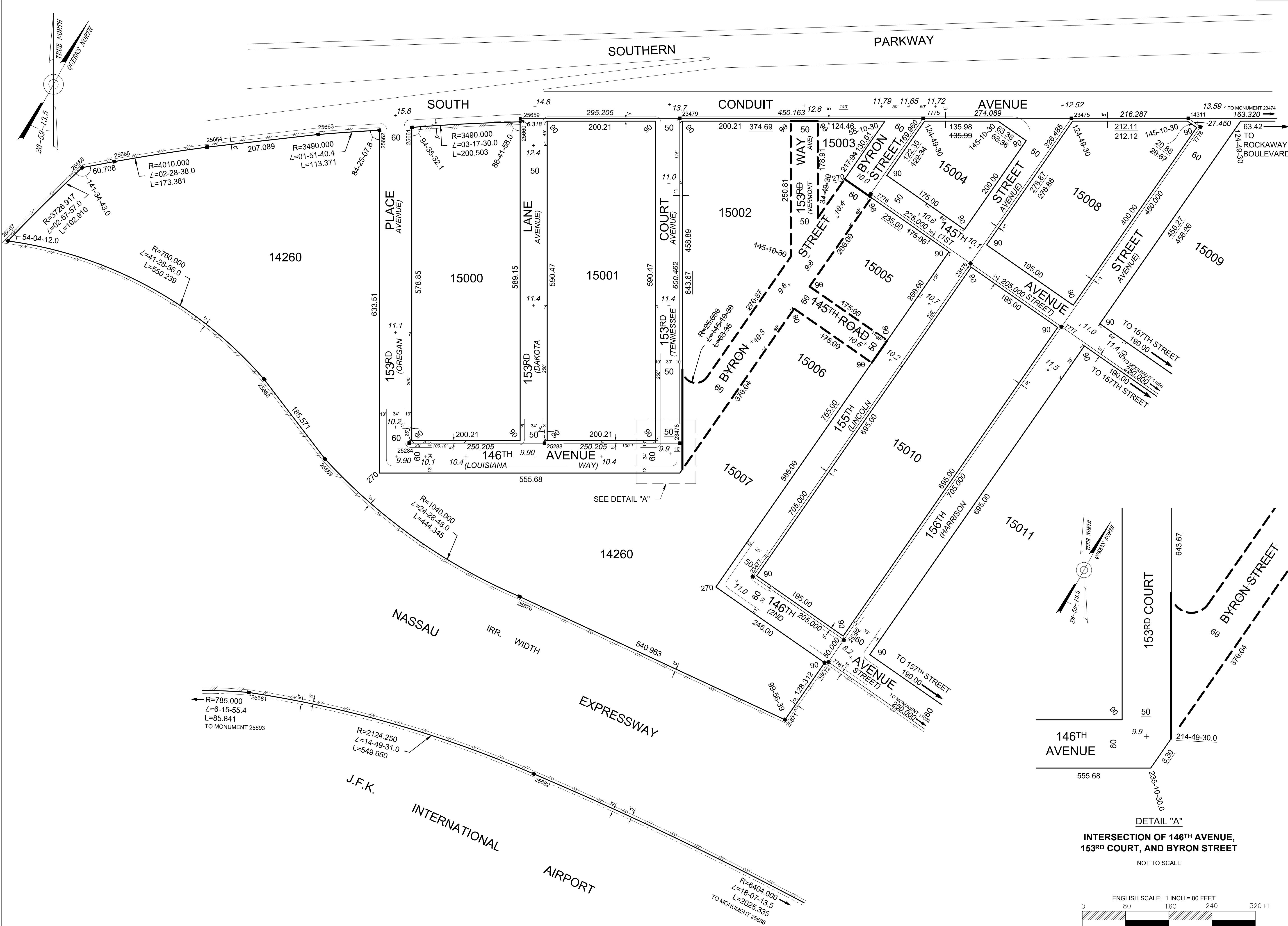
Areas in the Bed of the Mapped Street

- Applicant-Owned
- City-Owned
- Other Privately-Owned
- Not City-Owned

Street Demapping

- Area Proposed to be Demapped





**153<sup>RD</sup> WAY, BYRON STREET,  
AND 145<sup>TH</sup> ROAD  
CITY MAP CHANGE**

QUEENS, NEW YORK

APPLICANT: WF INDUSTRIAL VII LLC  
80 EIGHTH AVENUE, SUITE 1602  
NEW YORK, NY 10011  
Tel: (631) 680-2275

ENGINEER: PHILIP HABIB & ASSOCIATES  
440 PARK AVENUE SOUTH  
NEW YORK, NY 10016  
Tel: (212) 929-5656

- NOTE**
- Indicates street line heretofore established and hereby retained.
  - Indicates street line hereby established.
  - - - Indicates street line heretofore established and hereby eliminated.
  - Indicates sidewalk and roadway treatment line heretofore established and hereby retained or hereby established.
  - - - Indicates boundary line at airport heretofore established and hereby retained.
  - Indicates denial of access line heretofore established and hereby retained.
  - 200.21 Indicates dimension heretofore established and hereby retained.
  - 755.00 Indicates dimension hereby established.
  - 200.21 Indicates dimension heretofore established and hereby eliminated.
  - 12.6 Indicates elevation heretofore established and hereby retained.
  - 10.0 Indicates elevation heretofore established and hereby eliminated.
  - 85' Indicates tie-in distance to an elevation heretofore established and hereby retained.
  - 225' Indicates tie-in distance to an elevation hereby established.
  - 66' Indicates tie-in distance to an elevation heretofore established and hereby eliminated.
  - 13' Indicates sidewalk and roadway treatment dimension heretofore established and hereby retained.
  - 10' Indicates sidewalk and roadway treatment dimension hereby established.
  - TTTT 250.000 Indicates monument number, monument and monument distance to an adjacent monument.
  - 15002 Indicates Queens tax block number.
- Elevations apply to center line of streets unless otherwise indicated.
- Elevations refer to Queens datum which is 2.725 feet above the N.G.S. datum at Sandy Hook, New Jersey.

REFERENCE MAPS		
B.P. ACC. MAP NO.	(D.C.P. NO.)	DATED
5028	CPC-180517 MMQ	11/22/2019
4824	CPC-860062 MMQ	01/19/1988
4768	CPC-830182 MMQ	08/04/1982
4272	CP-20931	09/09/1969
3091	CP-6072	
2464		
2249		

FINAL SECTIONS 139 & 154

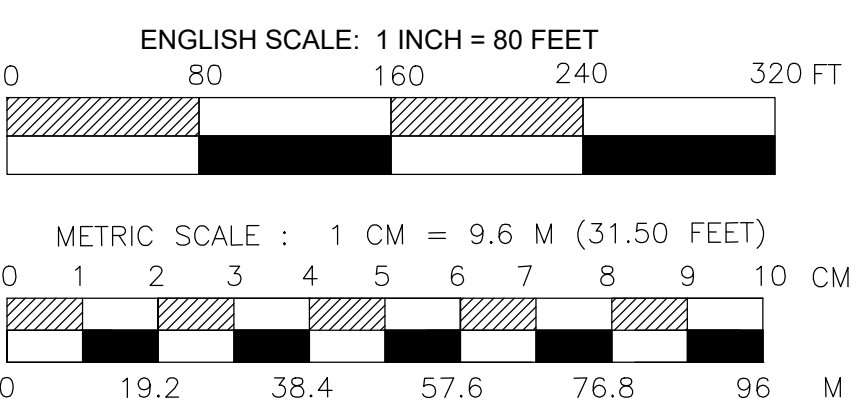
**153<sup>RD</sup> WAY, BYRON STREET,  
AND 145<sup>TH</sup> ROAD**

**APPLICATION MAP**

SHOWING  
THE ELIMINATION  
OF  
**153<sup>RD</sup> WAY**  
BETWEEN SOUTH CONDUIT AVENUE AND BYRON STREET  
AND  
**BYRON STREET**  
BETWEEN 145<sup>TH</sup> AVENUE AND 146<sup>TH</sup> AVENUE  
AND  
**145<sup>TH</sup> ROAD**  
BETWEEN BYRON STREET AND 155<sup>TH</sup> STREET  
AND  
THE ADJUSTMENT OF GRADES  
NECESSITATED THEREBY  
WITHIN  
THE AREA BOUNDED BY SOUTH CONDUIT AVENUE, 145<sup>TH</sup> AVENUE,  
155<sup>TH</sup> STREET, 146<sup>TH</sup> AVENUE, AND 153<sup>RD</sup> COURT

DATE 02/24/2025 PROJECT NO. 2242

DRAWN BY: J.Y.  
CHECKED BY: S.M.



# JFK Conduit Developments, Queens

## Area Map

### Site Information

**Block:** 15002    **Lots:** 1, 15, 16, 20, 21, 38, 40, 46 & 47

**Block:** 15005    **Lots:** 37, 40 & 42

**Block:** 15006    **Lots:** 55, 62, 65 & 70

**Lot Area:** 105,930 sq ft

**Zoning:** M1-1

**Existing FAR:** 0.04

**Max. FAR:** 1.0 (manuf.) / 1.0 (comm.)

**Borough:** Queens

**Neighborhood:** Brookville

**Community District:** 13, Mark McMillan, District Manager

**City Council:** 31, Selvena Brooks-Powers

**Borough President:** Donovan Richards, Jr.



## WILDFLOWER LTD

- Wildflower LTD has invested more than **\$180,000,000** into **the local community** with the recent completion of their nearby JFK Conduit I Logistics Center. This is a **state-of-the-art warehouse facility** set to accommodate **top tier tenants** in the area.
- Wildflower LTD owns two other warehouses in the direct vicinity of JFK airport, demonstrating their **continued commitment and contribution to the local economy**.
- Wildflower LTD is led by its Founder and Managing Partner, Adam Gordon.



*Rendering of JFK Conduit I Logistics Facility*



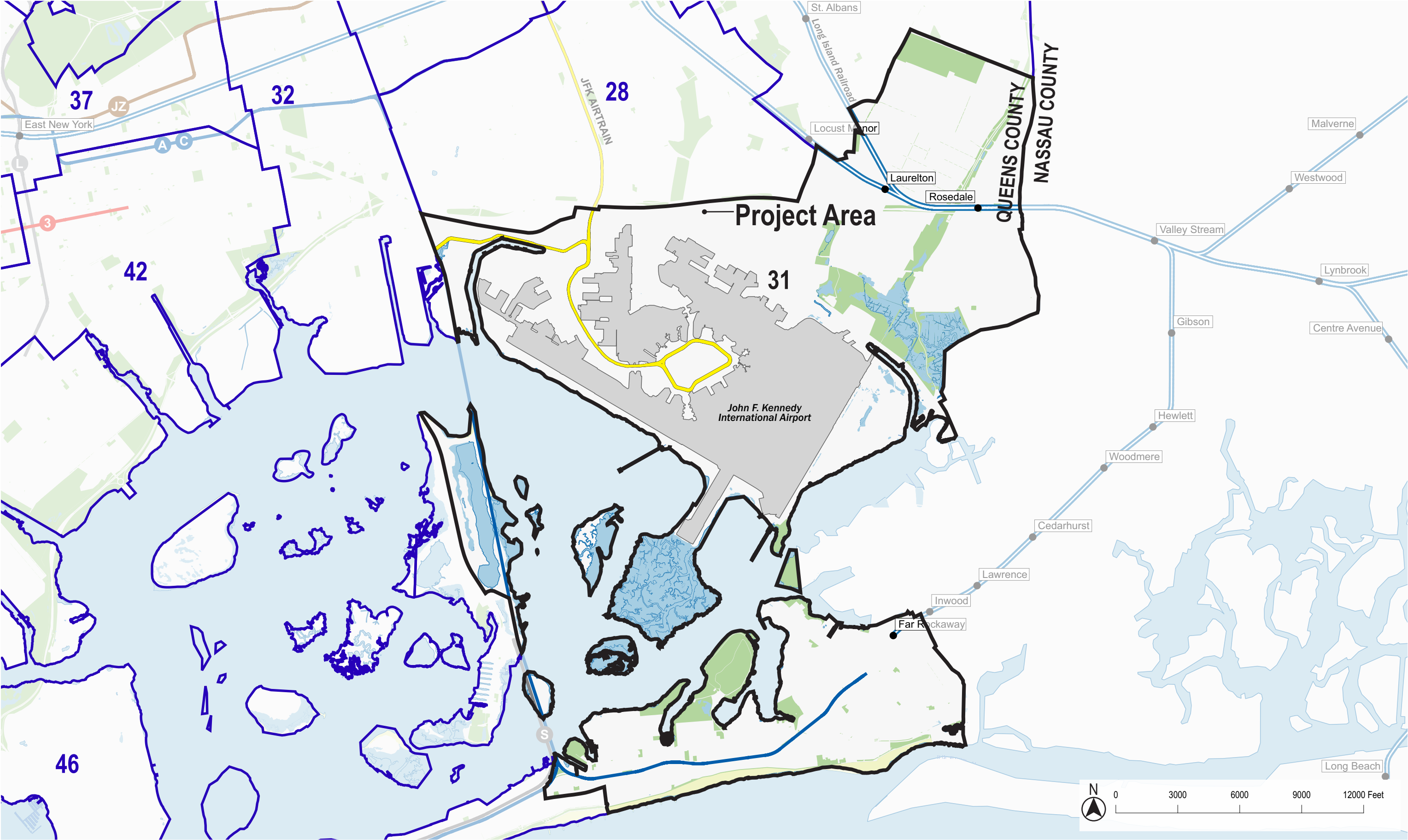
*Aerial Rendering of JFK Conduit II Logistics Facility  
(subject of this proposal)*

## Wildflower LTD Partnership with NYCEDC

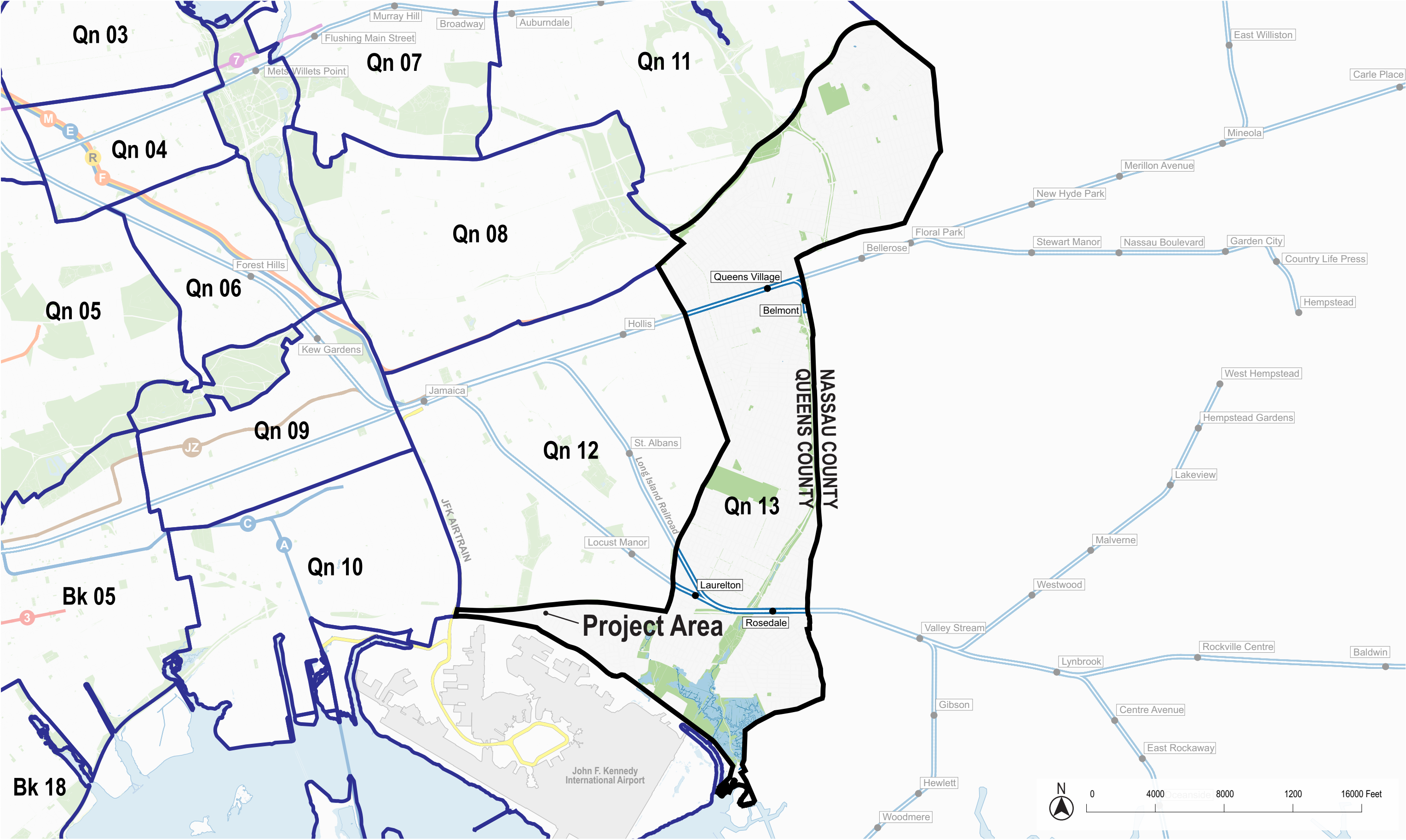
- Last year, NYCEDC selected Wildflower LTD to build the largest publicly accessible electric vehicle charging station in New York City, which will also include industrial outdoor storage and parking.
- The development, which is slated to complete construction in 2025, will include an initial 65 EV-ready charging stations, including 12 rapid charging stations, and will be available 24/7 with room for expansion over time to support other vehicles.
- The facility is estimated to charge 1,000 vehicles per year, helping this area to become one of the leading electric vehicle charging infrastructures in the city and relieving the parking pressures in the neighborhood and near JFK Airport.
- Once complete, this development will also allow for some of the vehicles that currently use the Development Site for excess storage/parking to relocate to a nearby space so their needs are continued to be met.



JFK Conduit Developments, Queens  
City Council Districts



JFK Conduit Developments, Queens  
Community Board Districts



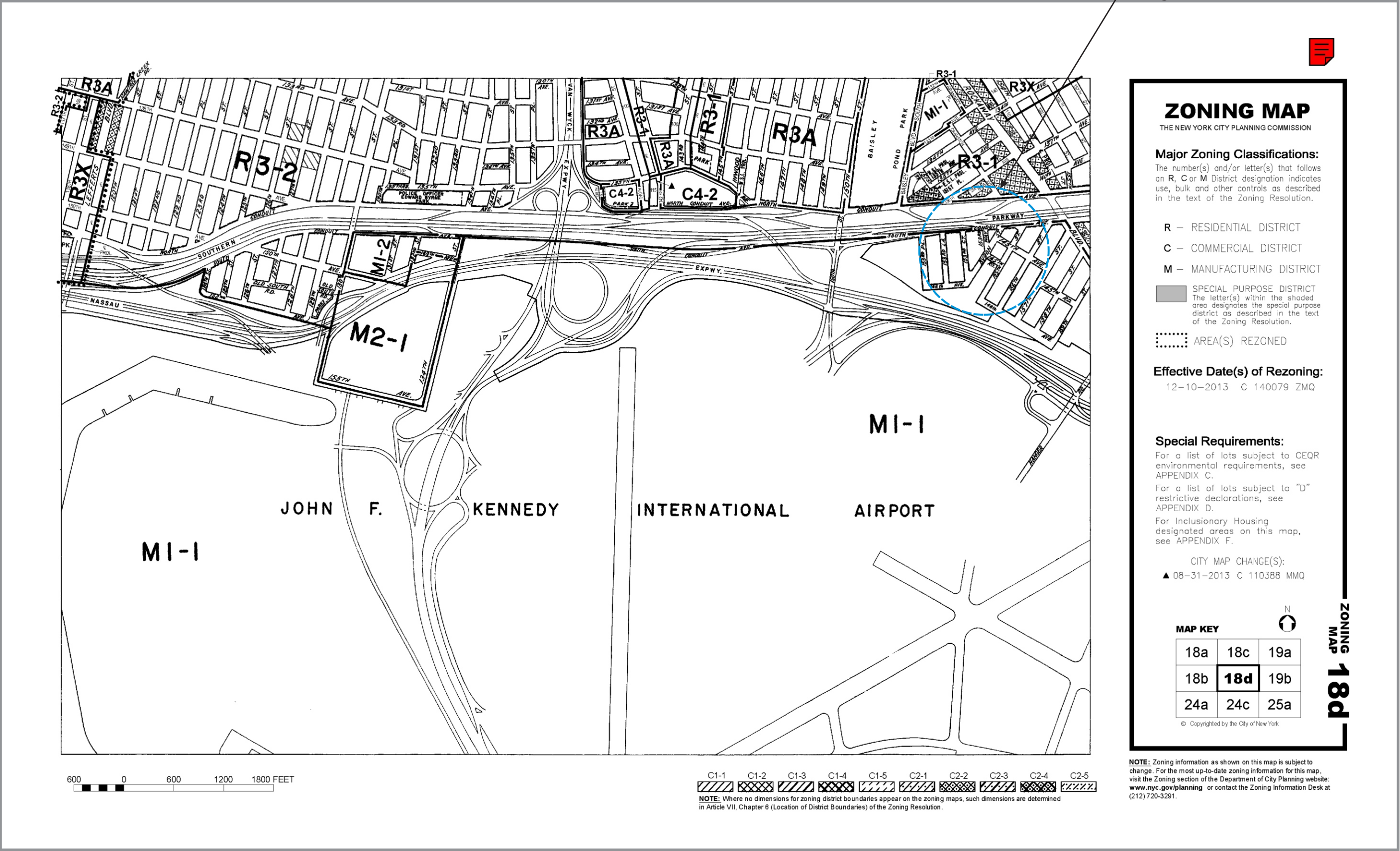
JFK Conduit Developments, Queens  
Bird's Eye Aerial Photo (Area)



JFK Conduit Developments, Queens  
Bird's Eye Aerial Photo (Surrounding Uses)



Project Area



# JFK Conduit Developments, Queens

## Area Zoning & Transit Map

**Zoning**

— Zoning Districts

— Special Purpose Districts

**Commercial Overlays**

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

**Transit**

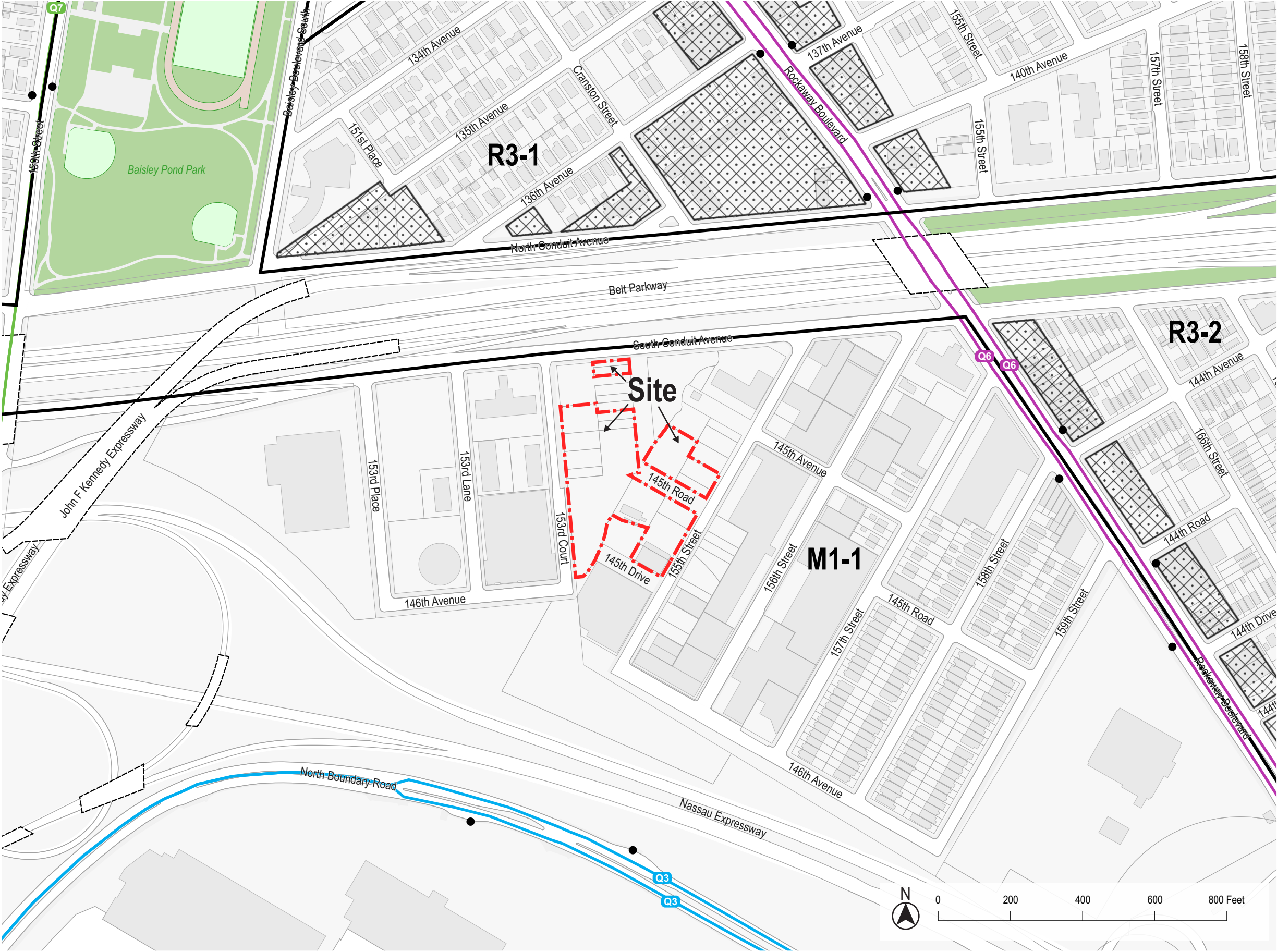
Subway Route

Subway Entrances

Bus Route

Bus Stop Location

Express Bus Stop



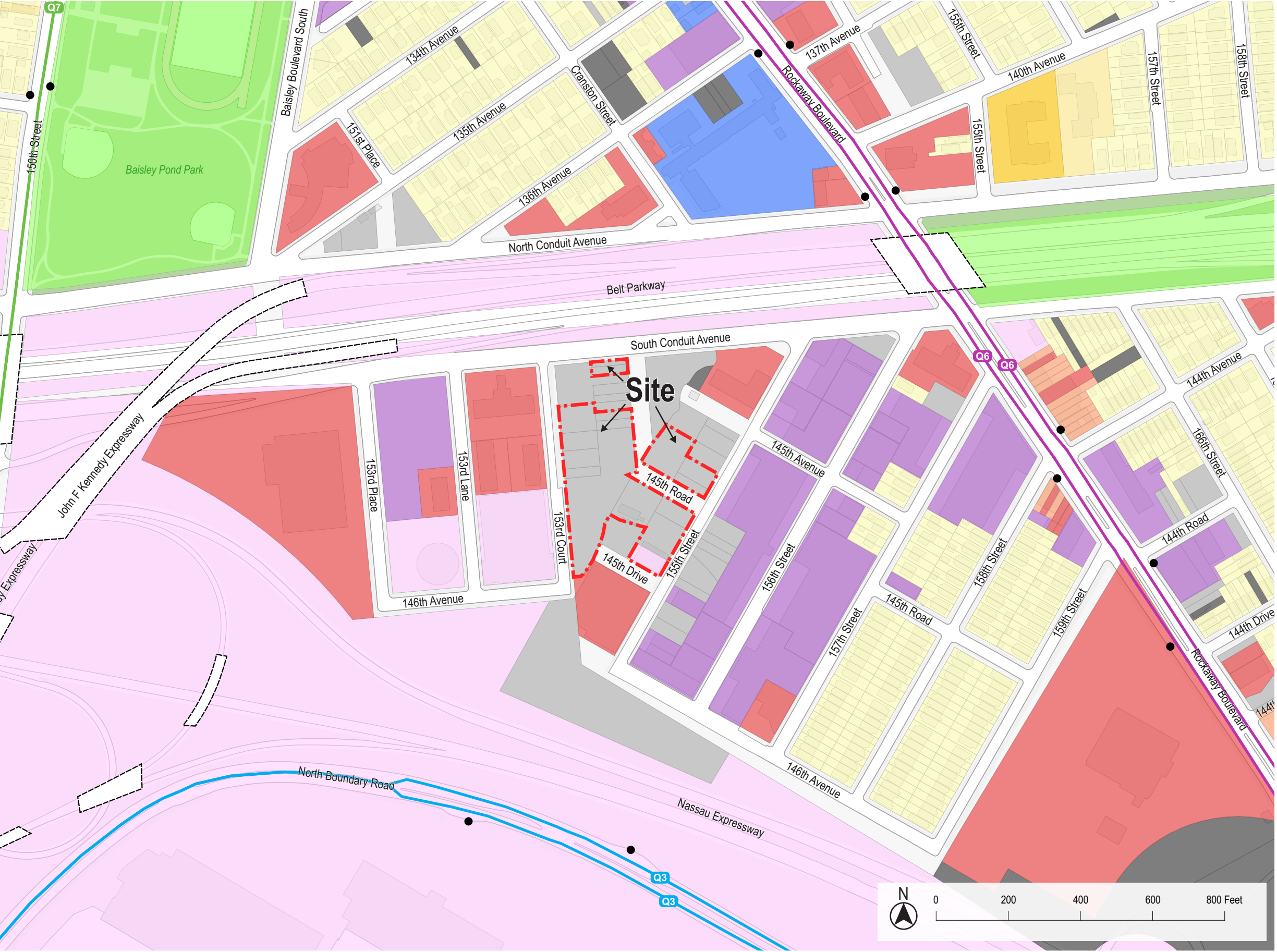
JFK Conduit Developments, Queens  
Land Use & Transit Map

Land Use Categories

- 1 & 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Residential & Commercial
- Commercial
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land

Transit

- Subway Route
- Subway Entrances
- Bus Route
- Bus Stop Location
- Express Bus Stop





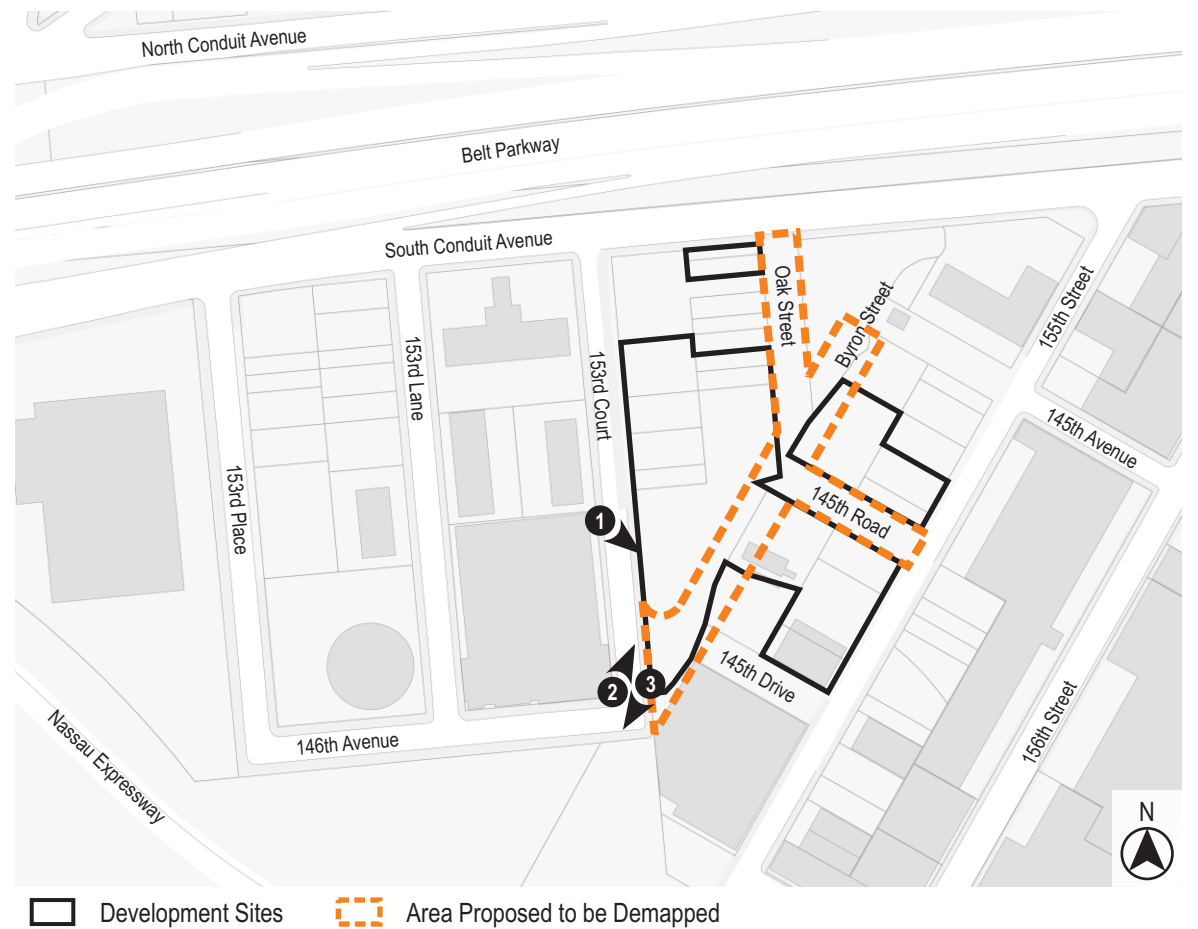
1. View of the Site facing southeast from 153rd Court.



2. View of the Site facing northeast from 153rd Court.



3. View of the intersection of 153rd Court and 146th Avenue facing southwest from the Site.





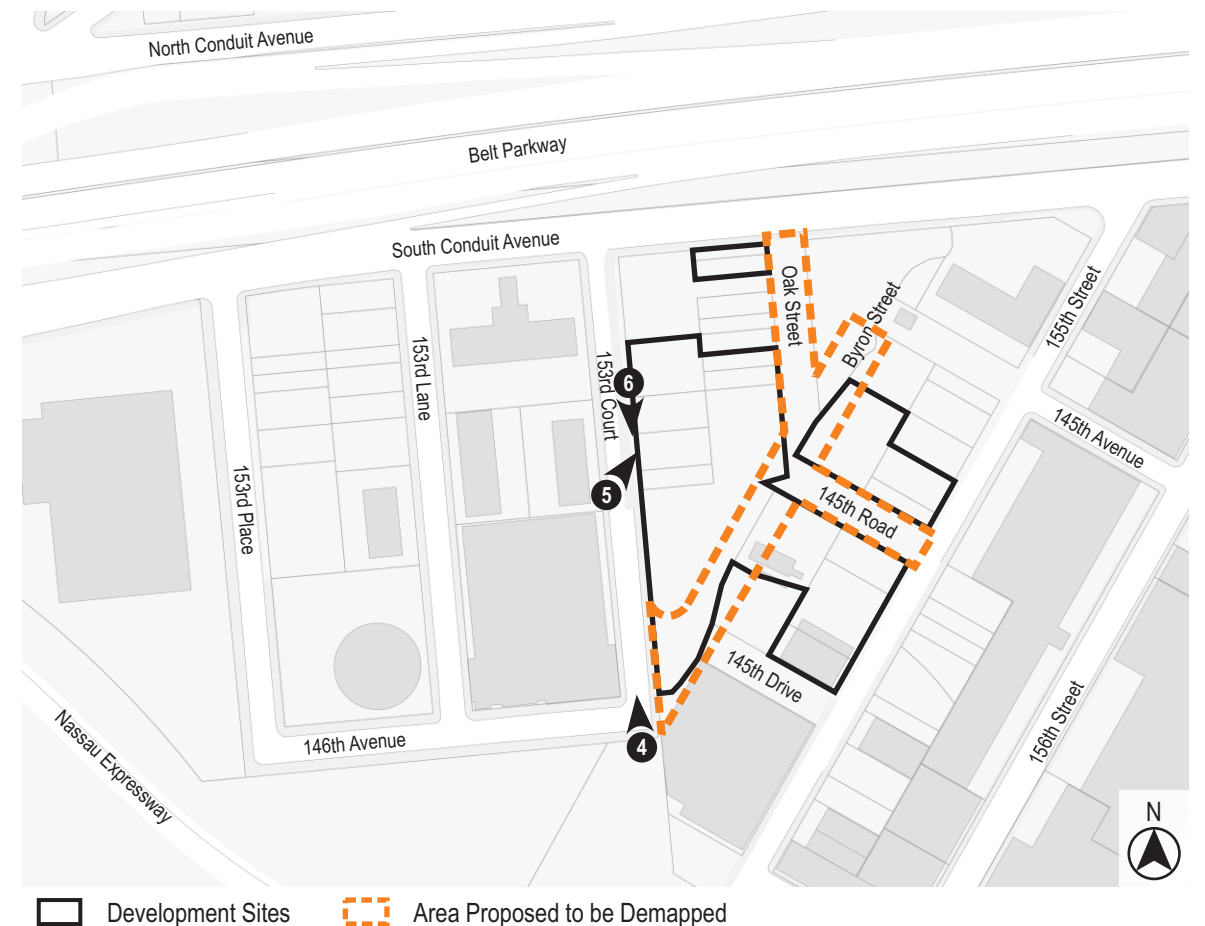
4. View of 153rd Court facing north from 146th Avenue (Site at right).



5. View of the Site facing northeast from 153rd Court.



6. View of the east side of 153rd Court facing south (Site at left).





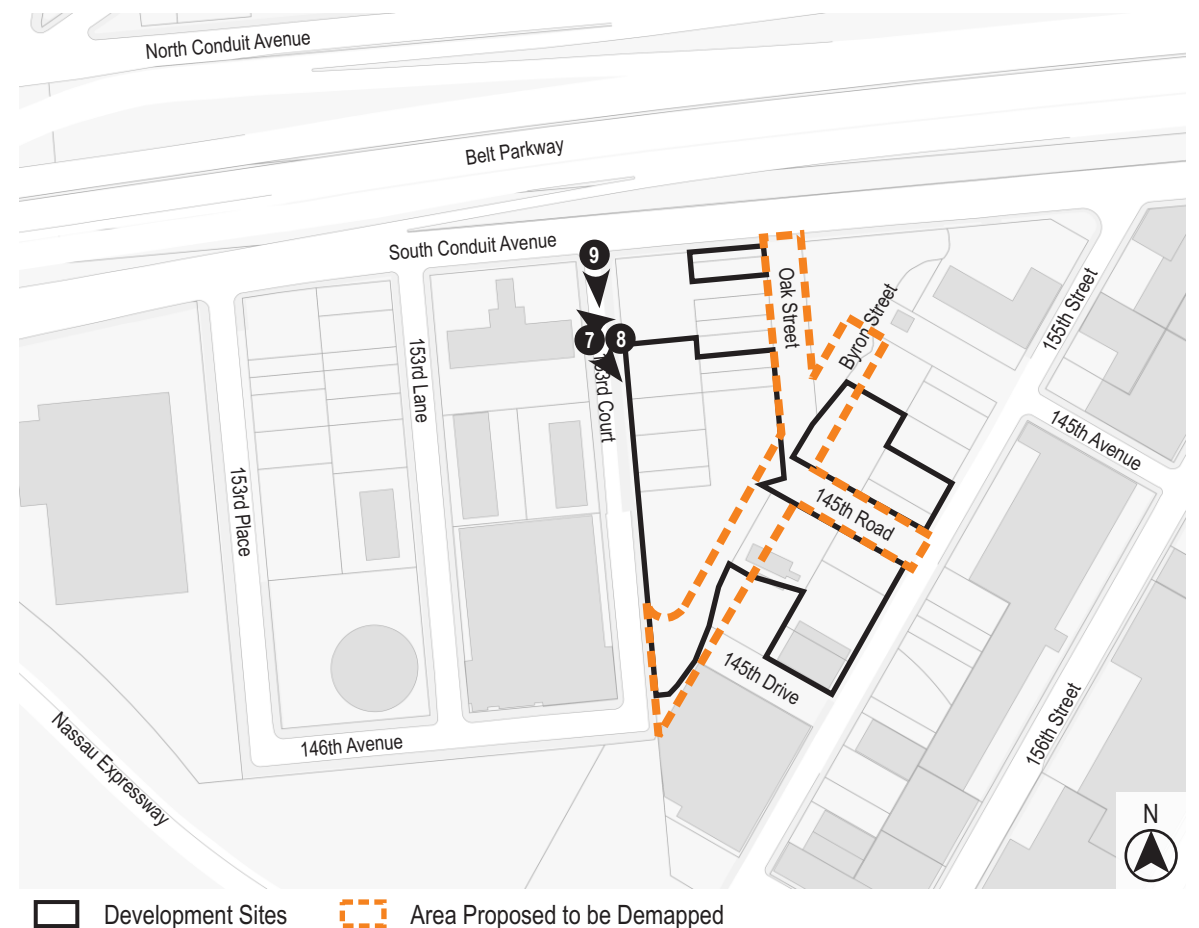
7. View of the Site facing southeast from 153rd Court.



8. View of the west side of 153rd Court facing northwest from the Site.



9. View of 153rd Court facing south from South Conduit Avenue (Site at left).



Development Sites
  Area Proposed to be Demapped



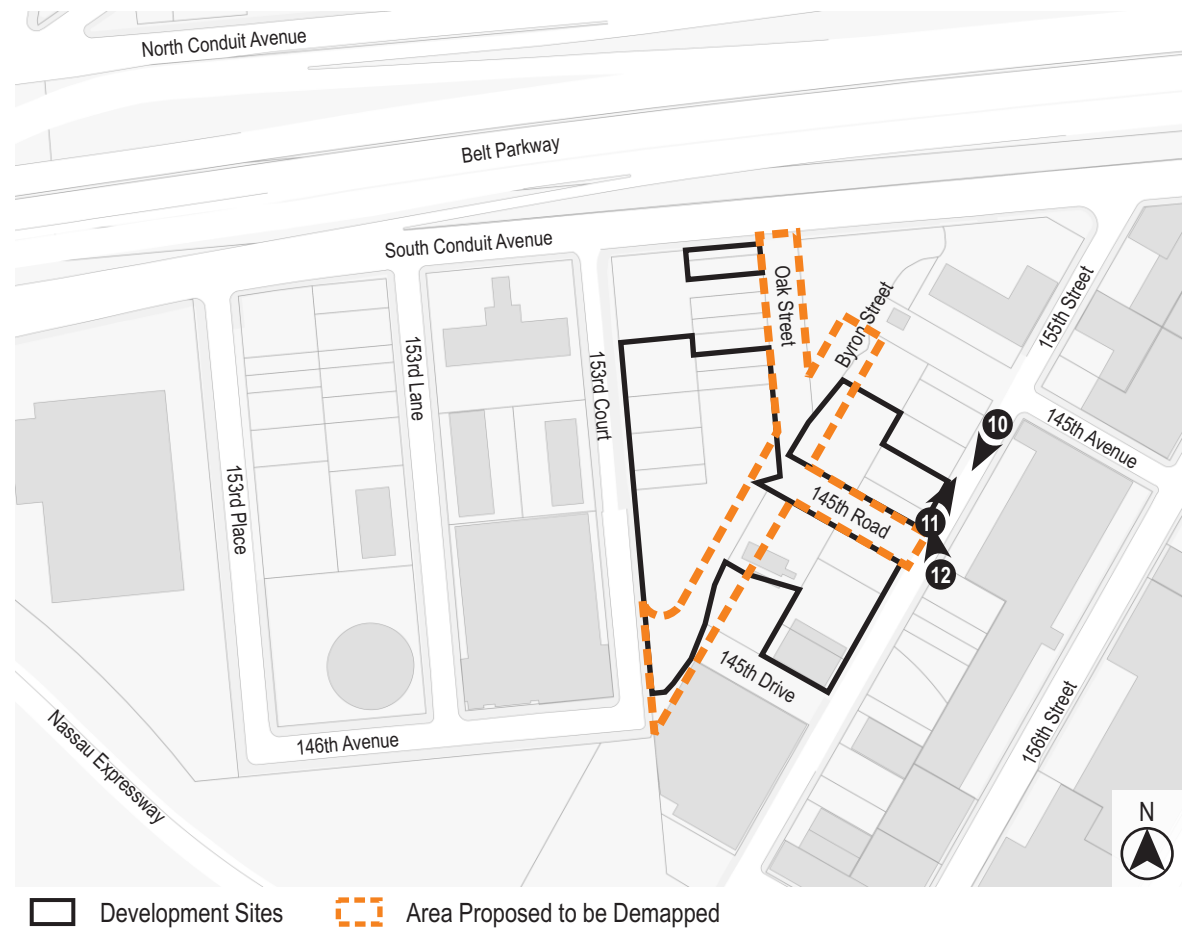
10. View of 155th Street facing southwest from 145th Avenue (Site ahead at right).



11. View of 155th Street facing northeast from 145th Road (Site at left).



12. View of the Site facing north from 155th Street.



Development Sites Area Proposed to be Demapped



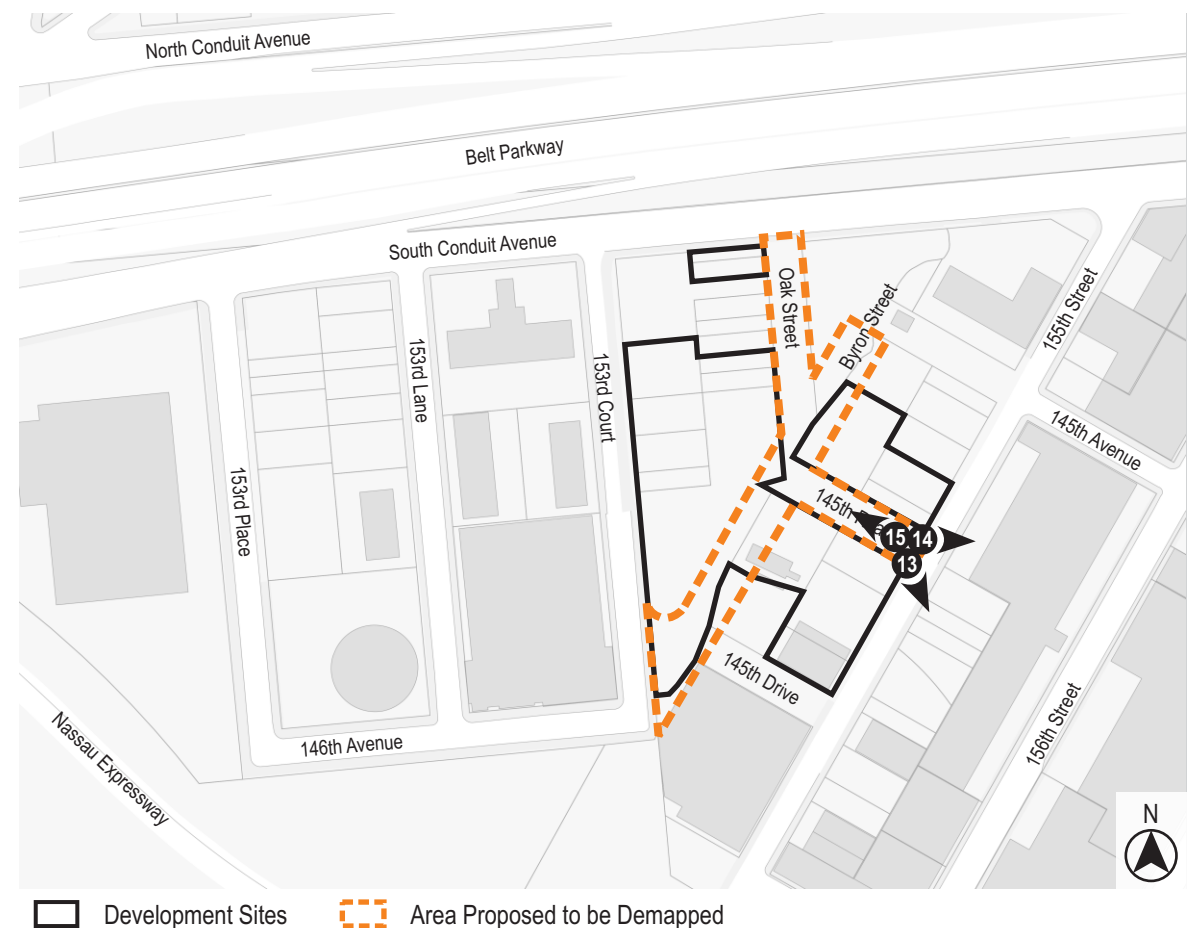
13. View of the southeast side of 155th Street facing southeast from the Site.



14. View of the southeast side of 155th Street facing east from the Site.



15. View of the Area Proposed to be Demapped facing northwest from 155th Street.





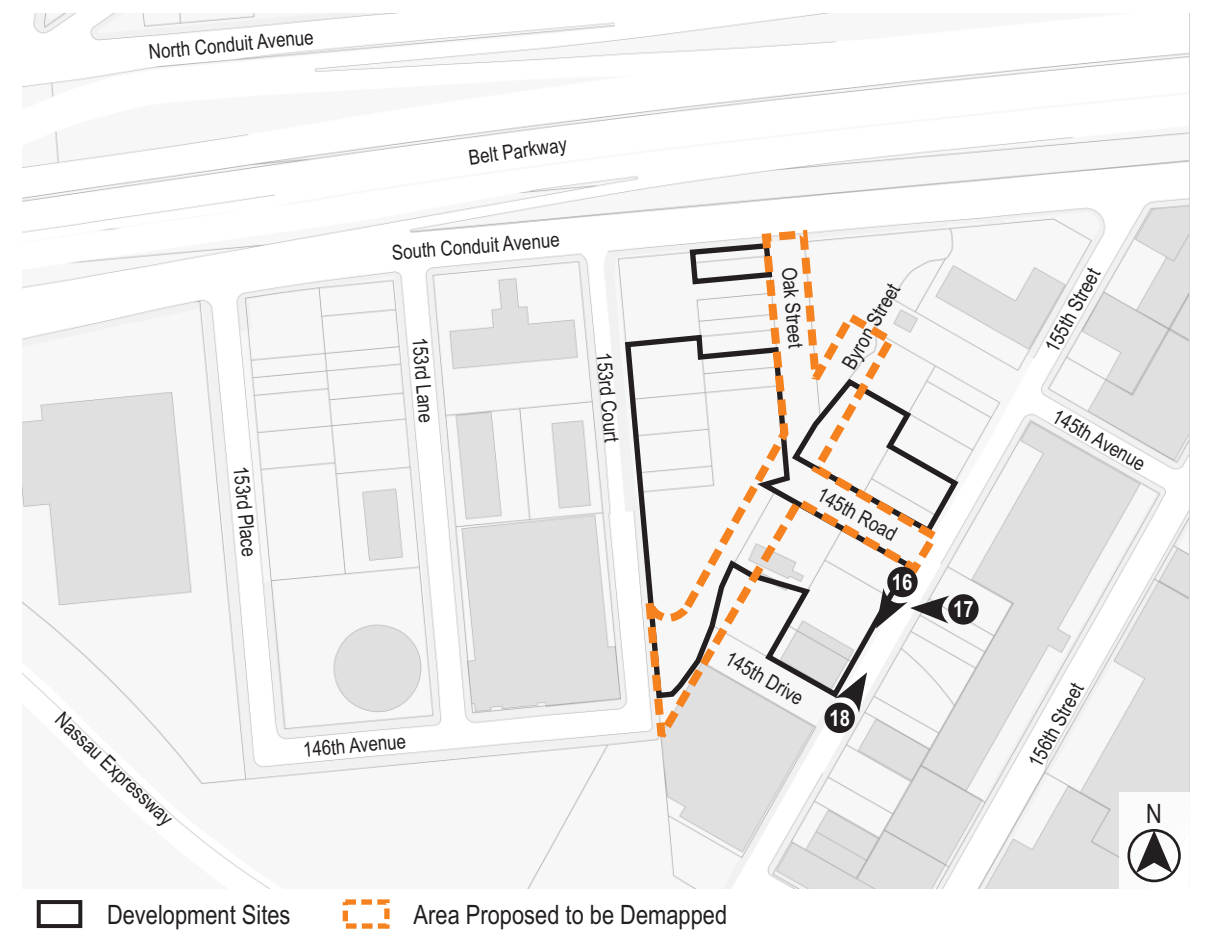
16. View of 155th Street facing southwest from 145th Road (Site at right).



17. View of the Site facing west from 155th Street.



18. View of 155th Street facing northeast from 145th Drive (Site at left).



Development Sites
  Area Proposed to be Demapped



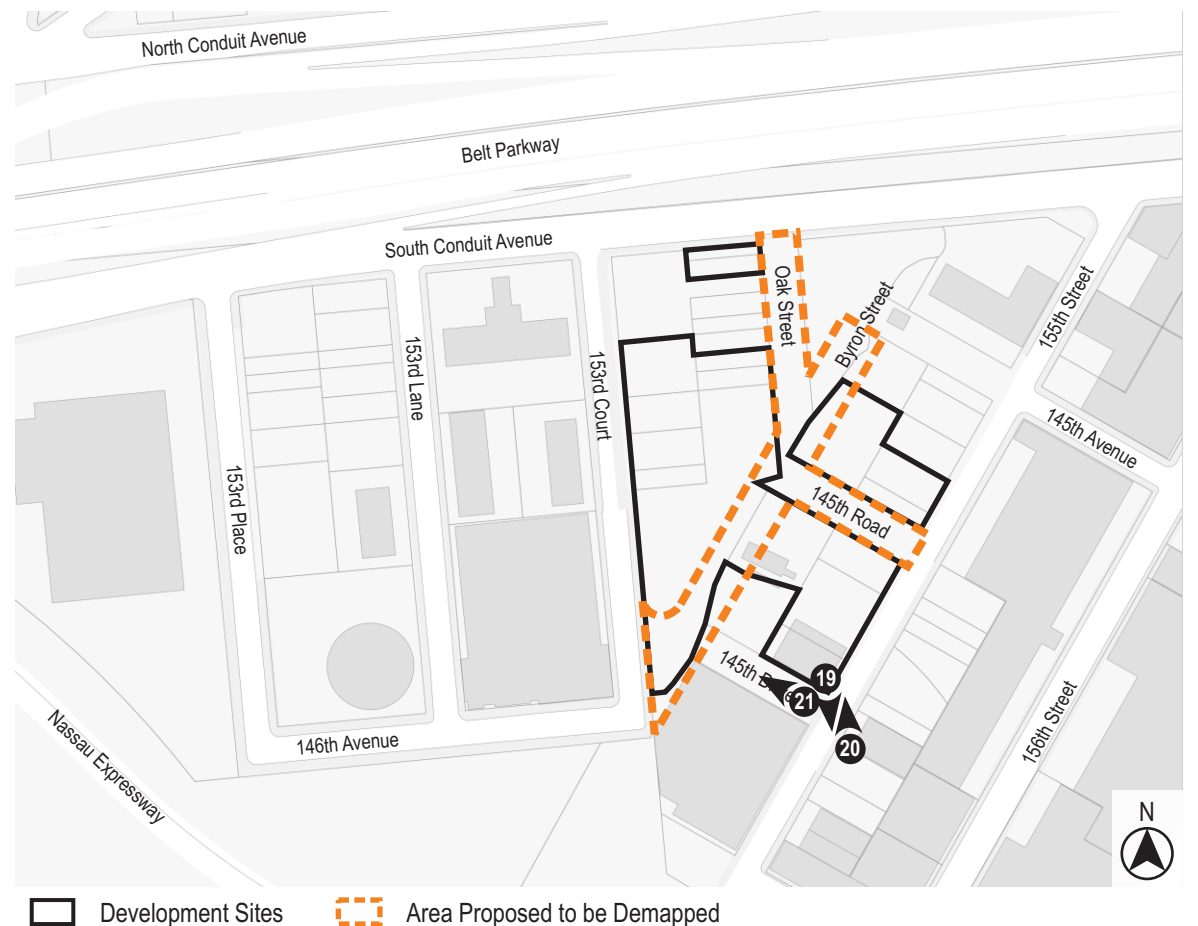
19. View of the southeast side of 155th Street facing south from the Site.



20. View of the Site facing north from the intersection of 155th Street and 145th Drive.



21. View of 145th Drive facing northwest from 155th Street (Site at right).



Development Sites Area Proposed to be Demapped

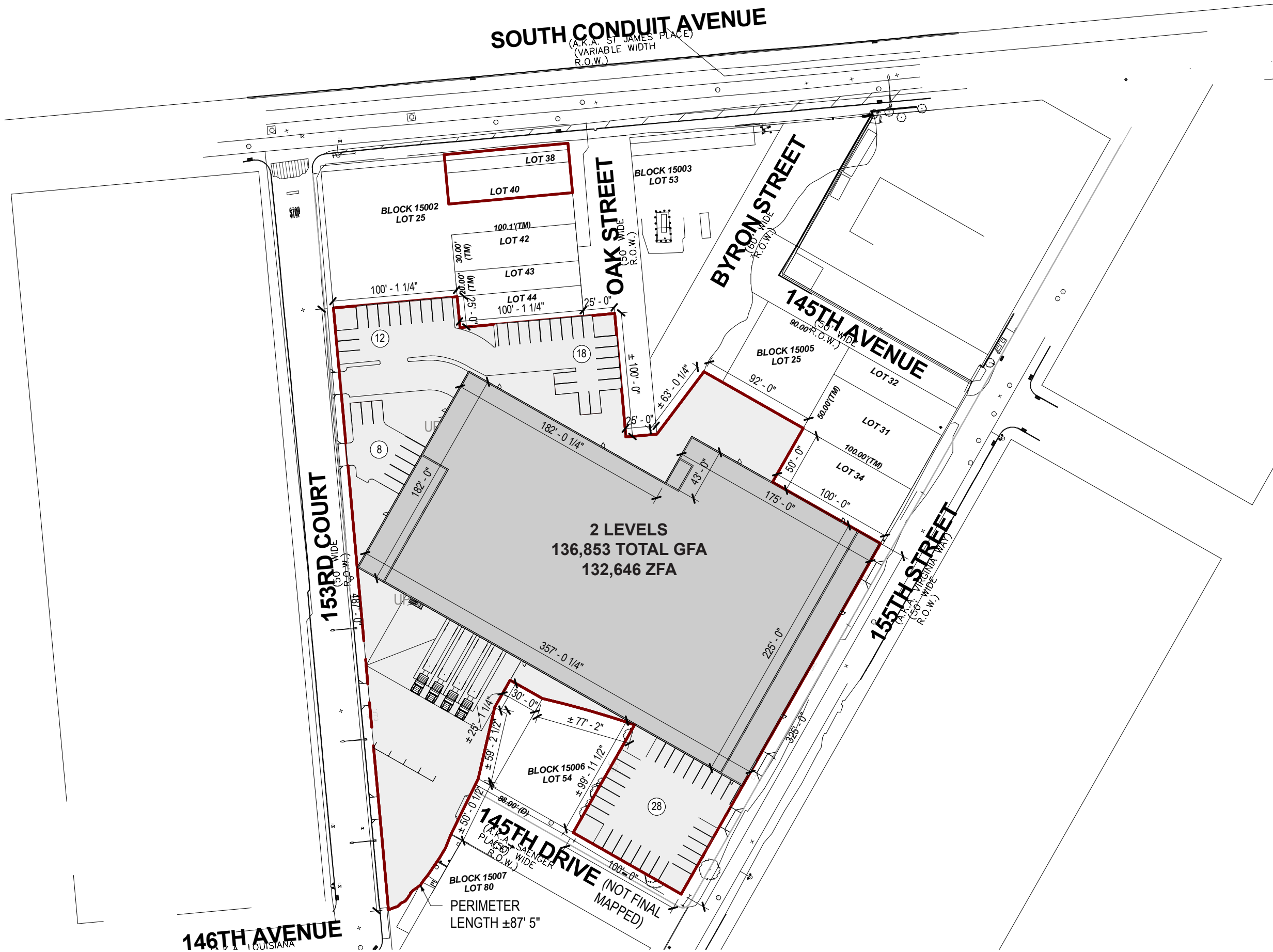
PROPOSED ZONING COMPLIANCE				2022.08.02
ZONING DISTRICT AND LOT INFORMATION				
Zoning Map	18D	General Information		
Zoning Block	15002, 15005, 15006	General Information		
Zoning Lot(s)	BLK 15002 (1, 15, 16, 20, 21, 38 ,46, 47) 15005 (37, 40, 42) BLK 15006 (55, 62, 65, 70)	General Information		
Contextual Districts	None	General Information		
Special Districts	None	General Information		
Zoning Districts	M1-1	General Information		
Lot Area	132,646	Does not include Lots 38/40 satellite lots.		
USE REGULATIONS				
Uses Permitted	Use Groups 4-14,16,17	ZR 42-00		
Uses Proposed	Use Group 16(D) [PRC-G], Warehouse & Use Group 16(C)	ZR 32-25		
FLOOR AREA PERMITTED				
F.A.R Permitted (Max. F.A.R.)	1	ZR 43-12		
Max. Floor Area Permitted	132,646	(Lot Area) x (Max. FAR)		
PROPOSED ZONING FLOOR AREA, BASE CASE (ZFA)				
Proposed GSF	136,853	Does not include Lots 38/40 satellite lots. Assumes 3% Zoning Floor Area Deduction.		
Proposed ZFA	132,646			
Proposed FAR	1.00			
YARD REQUIREMENTS				
Front Yard	Not Required			
Side Yard	Not Required	ZR 43-25		
Rear Yard	Required, Applies only to Interior Lot	20 ft	ZR 43-26	
Rear Yard Equivalent		Two open areas, each adjoining and extending the full length of the street line.		
	Required, Applies only to Through Lots		ZR 43-28 (B)	
	None Required on Corner Lots	None required for first 100'	ZR 43-25	
HEIGHT AND SETBACK REQUIREMENTS				
ZONING RESOLUTION SECTION	ITEM	REQUIREMENT	PROPOSED	
ZR 43-43	Initial Setback distances on Wide Street	15 FT	20 FT	
	Initial Setback distances on Narrow Street	20 FT	20 FT	
	Max. Base Height	30 FT	22 FT	
	Sky Exposure Plane	1:1 (Wide and Narrow)	Complies	
FAA REGULATIONS	Max. Building Height	150'	Complies	
OFF STREET PARKING REQUIREMENTS				
ZONING RESOLUTION SECTION	USE	REQUIREMENT		
ZR 44-21 (C)	UG 16, PCG-G	1:2000 GSF or 1 per 3 employees	66	
OFF STREET LOADING REQUIREMENTS				
ZONING RESOLUTION SECTION	ITEM	REQUIREMENT	PROPOSED	
ZR 44-52	Manufacturing Uses [16(c,d)]	4	4	
	First 8,000 S.F. of floor area (N/A)			
	Next 17,000 S.F. of floor area (1 Req)			
	Next 15,000 S.F. of floor area (1 Req)			
	Next 20,000 S.F. of floor area (1 Req)			
	Each Additional 80,000 S.F. (1 Req)			
STREET TREE PLANTING REQUIREMENTS				
ZONING RESOLUTION SECTION	ITEM		REQUIREMENT	
Street Trees	1 tree per 25' frontage zoning lot minus curb cuts	Street Dependent	32	
	153 Court (West)	487'	19	
	155th Street (East)	325'	13	

	Provide GFA	Assumed Deduction (~3%)	Total ZFA
Total	136,853	4,207	132,646
L.2	64,351	2,028	62,323
Ground	72,502	2,175	70,327

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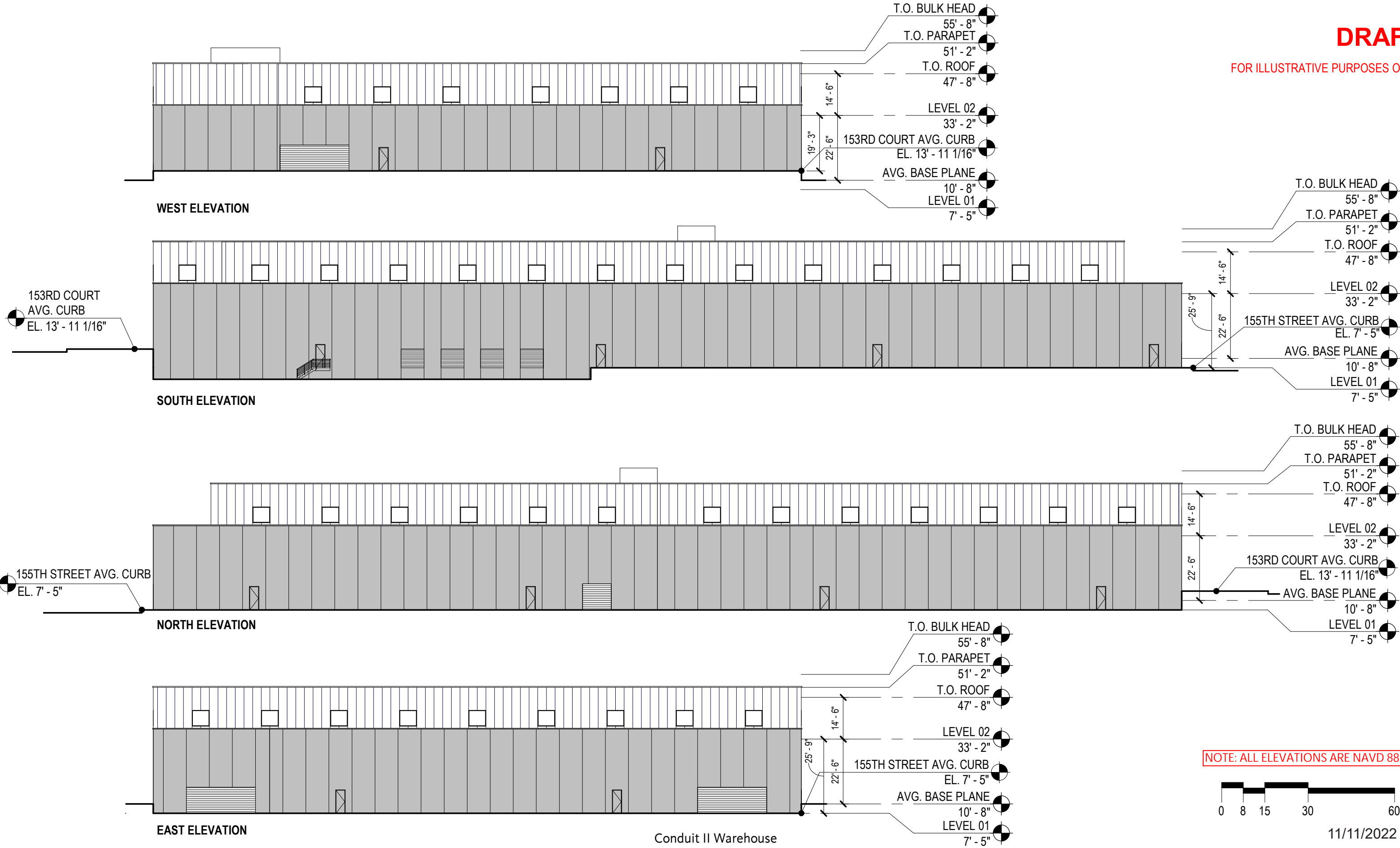
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FOR ILLUSTRATIVE PURPOSES ONLY

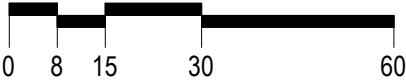


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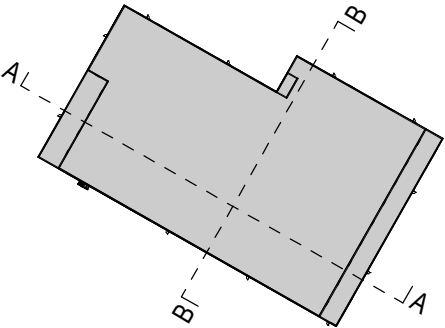
NOTE: ALL ELEVATIONS ARE NAVD 88



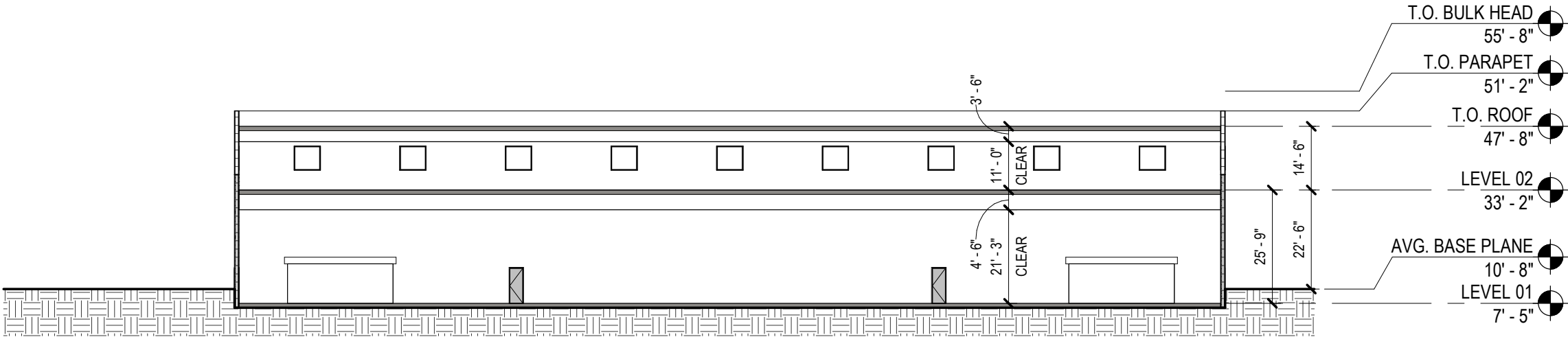
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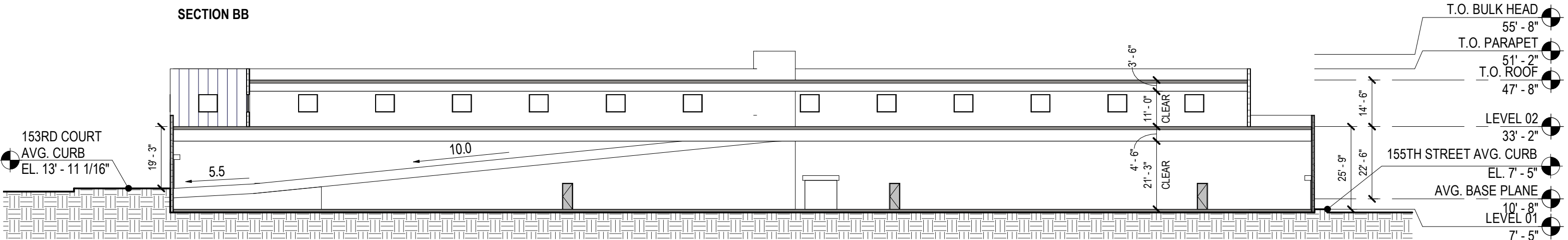
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KEYPLAN



SECTION BB



SECTION AA

NOTE: ALL ELEVATIONS ARE NAVD 88



Conduit II Warehouse

11/11/2022

# Construction Costs and Employment

- The construction cost for the **Proposed 136,853 sf, 2-Story warehouse** is \$61,000,000.
- The construction is estimated to create **150 jobs** during the construction period. It will also lead to about **65 full-time and 6 part-time permanent positions**.
- Construction will be open shop with proposals from general contractors and subcontractors from union and non-union shops.
- A local security vendor will be used during construction that has been utilized by Wildflower LTD in the area on multiple projects.
- **Top tier tenants** will be attracted to the area with a modern-spec industrial building.
- Wildflower LTD's recently constructed JFK Conduit I Logistics Center located at 153-44 South Conduit Avenue **created approximately 125 jobs** during construction and **will also create approximately 50 full-time and 4 part-time jobs**.

**WILDFLOWER** LTD

# Physical and Sustainability Improvements



- Construction will include the **replacement of all sidewalks and significant pavement improvements** in the street at the cost of Wildflower LTD.
- **Solar rooftop** usage will help offset energy footprint in the area.
- Implementation of **newest stormwater code** will help to offset flooding in the area.
- Increased tax basis.
- Increased exterior lighting in the area.