

1675 Westchester Avenue



Preliminary rendering of proposed building, view from southwest corner of Metcalf Ave. and Westchester Ave.

- Developer / Sponsor: A joint venture of the Acacia Network and Phipps Houses, two of NYC's best-regarded not-for-profit housing developers and service providers, both focusing their work in the Bronx.
- Architect: Dattner Architects, an experienced, skilled designer of affordable housing.
- Property Management: an affiliate of Phipps that manages approx. 8,000 affordable housing units throughout NYC.

1675 Westchester Avenue

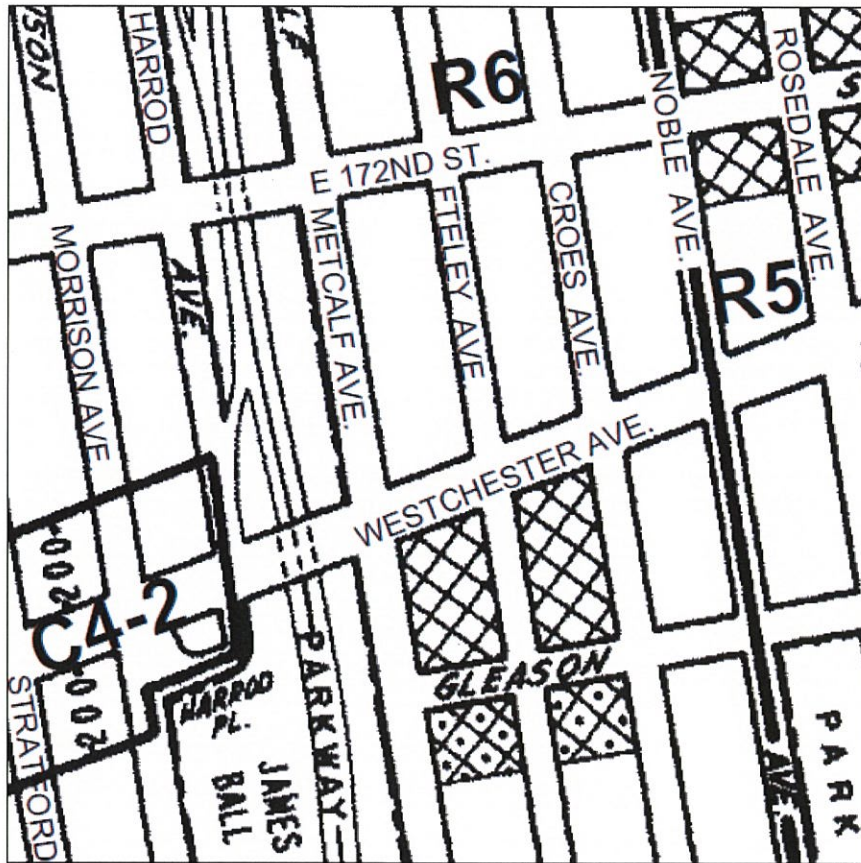
Project Location



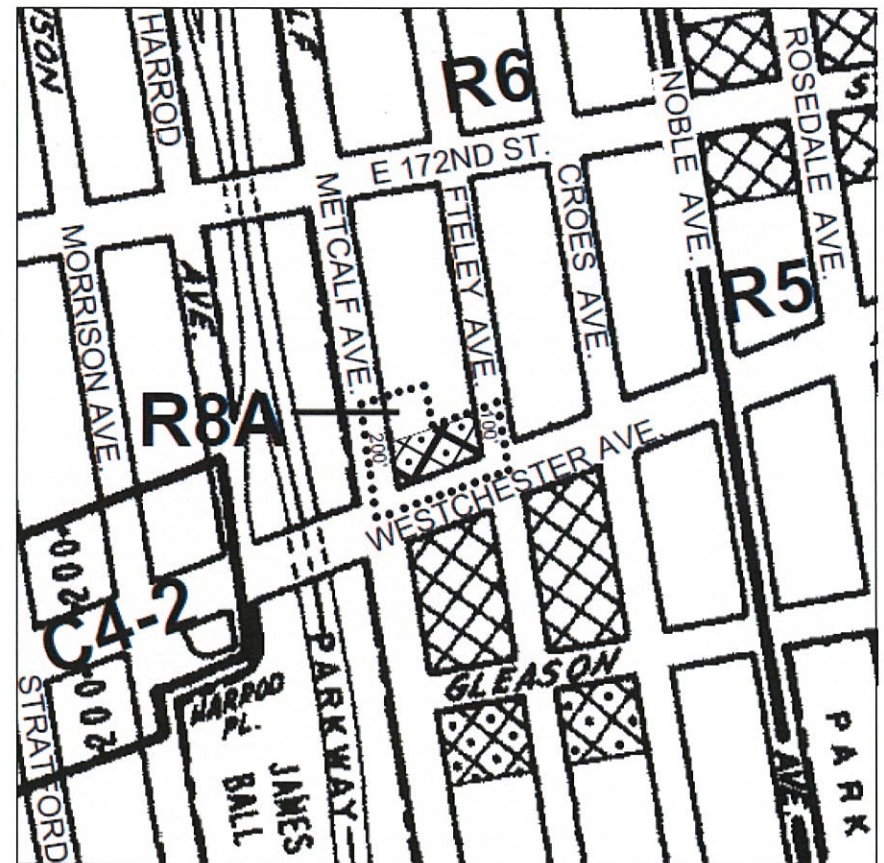
- Zoning map change from R6 to R8A with C2-4 commercial overlay.
- Text amendment to apply Mandatory Inclusionary Housing.
- Map and text change would apply to adjacent commercial building on the corner of Fteley and Westchester.

1675 Westchester Avenue

Existing and Proposed Zoning



CURRENT ZONING MAP



PROPOSED ZONING MAP -- Area being rezoned is outlined in dotted lines.

- 205-unit (approximately) midrise apartment building providing affordable housing for extremely low-, very low-, low- and moderate-income families.
- Ground floor will include approximately 7,600 square feet of retail space along Westchester Avenue and 6,800 sf of community facility space along Metcalf Avenue.
- Passive House design and construction will provide the highest standard in environmental sustainability and a comfortable and healthy indoor environment.

1675 Westchester Avenue

Neighborhood context



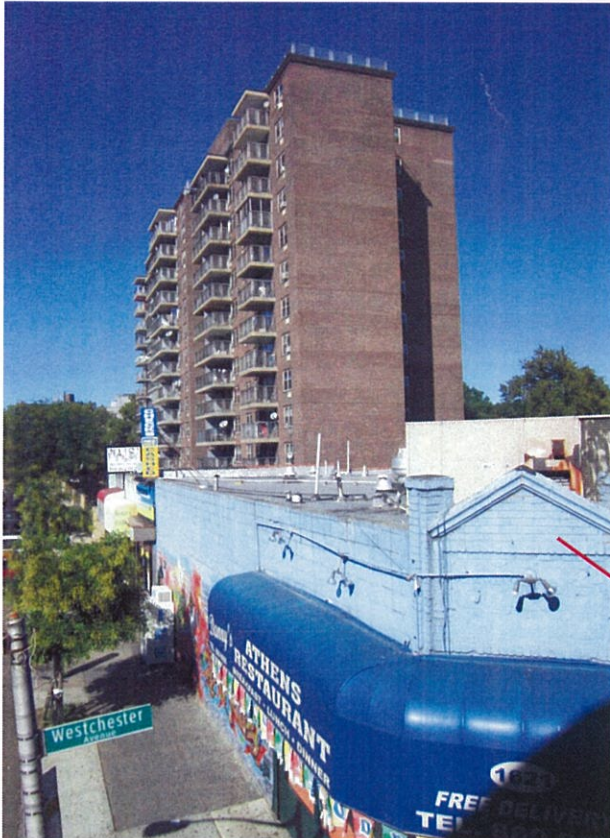
South side of Westchester Avenue looking East



Looking South across Westchester Avenue from site

1675 Westchester Avenue

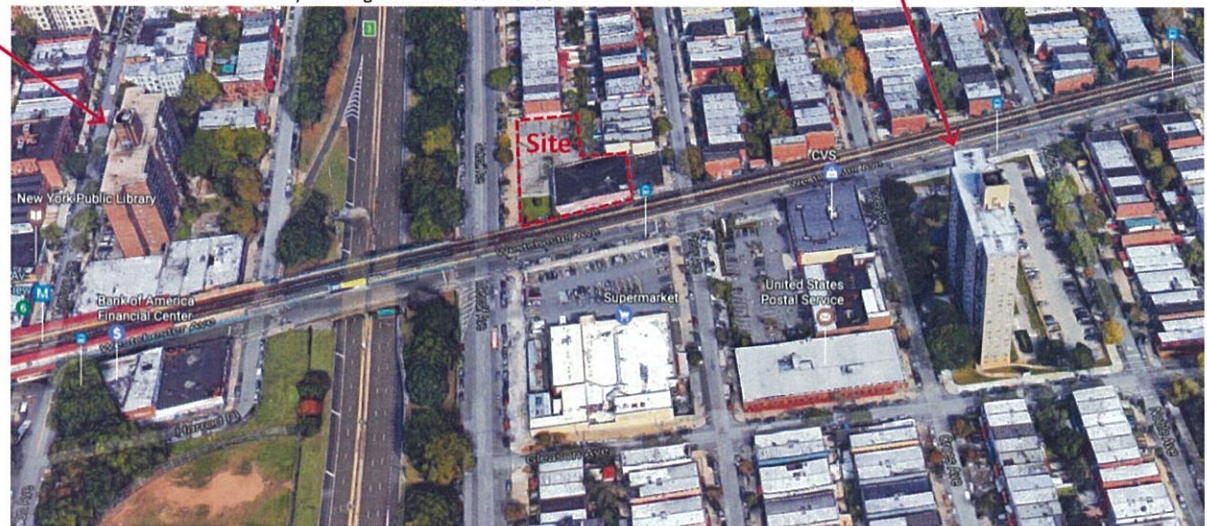
Neighborhood context



13 story building at 1240 Morrison Avenue

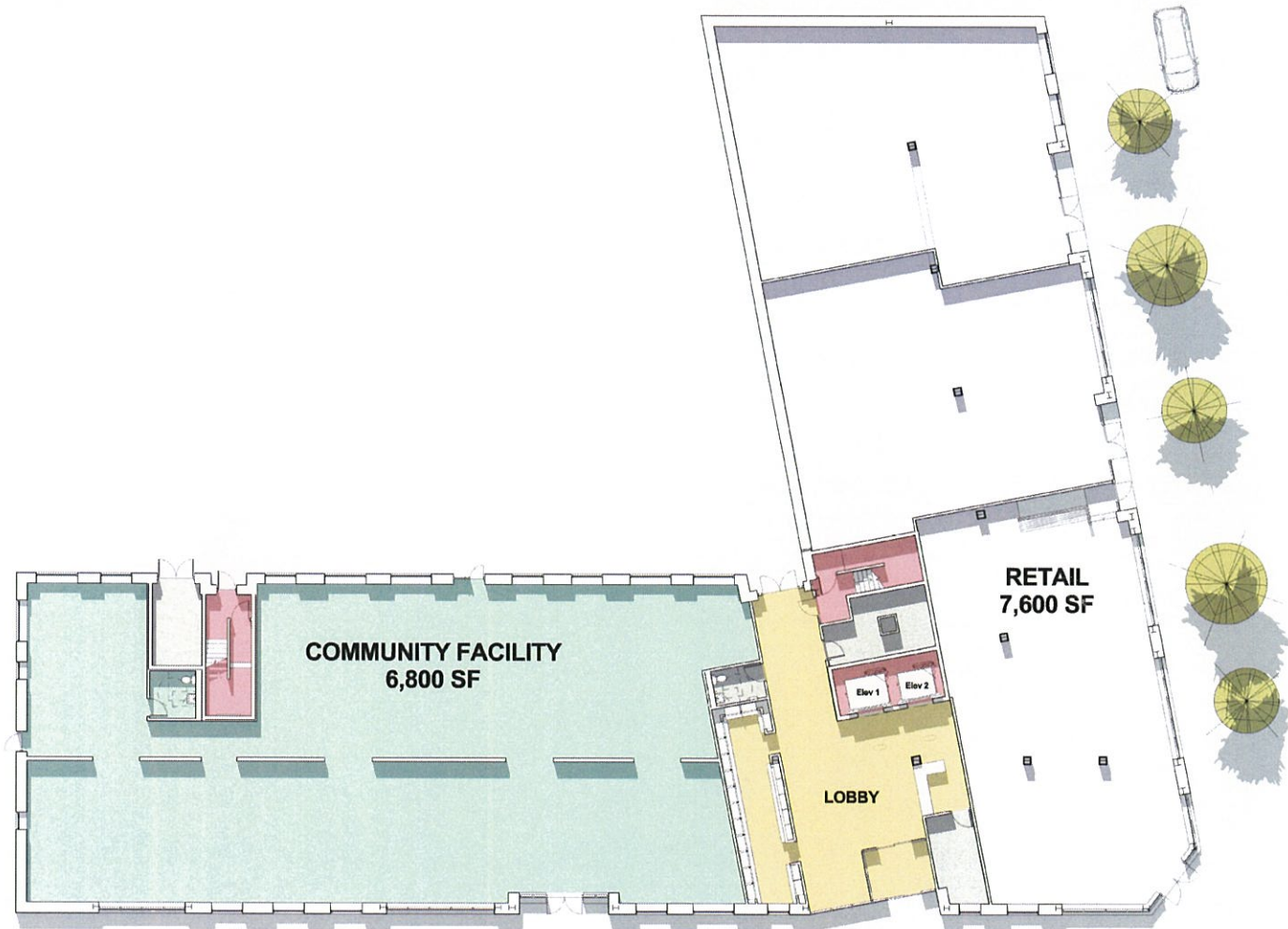


21 story building at 1220 Croes Avenue



1675 Westchester Avenue

Proposed Ground Floor Plan



DRAFT - FOR ILLUSTRATIVE PURPOSES ONLY

DattnerArchitects

1675 Westchester Avenue

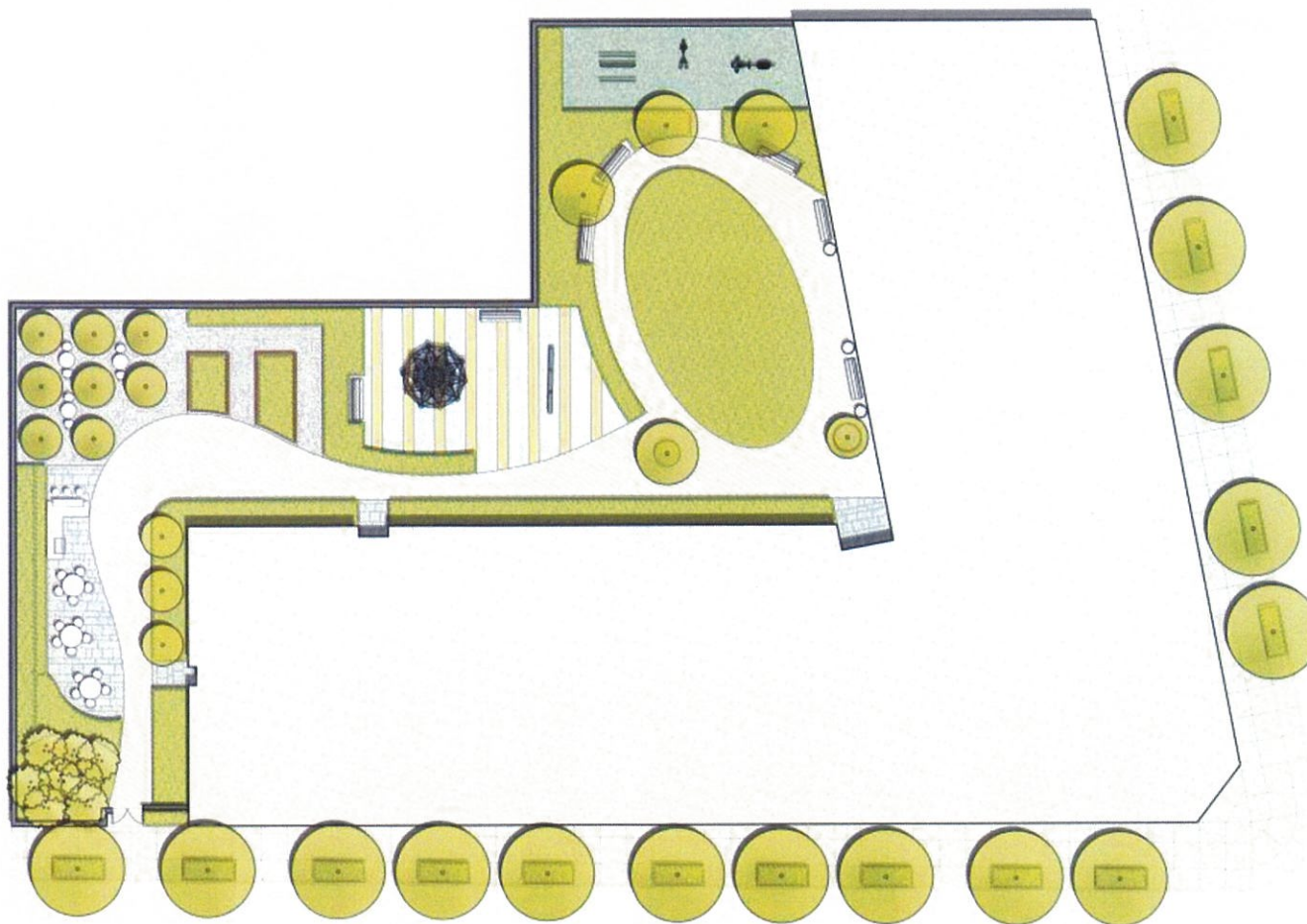
Proposed Site Plan

Legend

- Deciduous Tree
- Multi-stem Deciduous Tree
- Planter Pot with a Multi-stem Tree
- Bluestone Pavement
- Unit Pavement
- Safety Surface
- Mix Planting
- Gravel
- Synthetic Turf
- Bench
- Dining Table & Chairs
- Cafe Table & Chairs
- Bar Table & Stools
- Small Round Planter



Overall Ground Landscape Plan



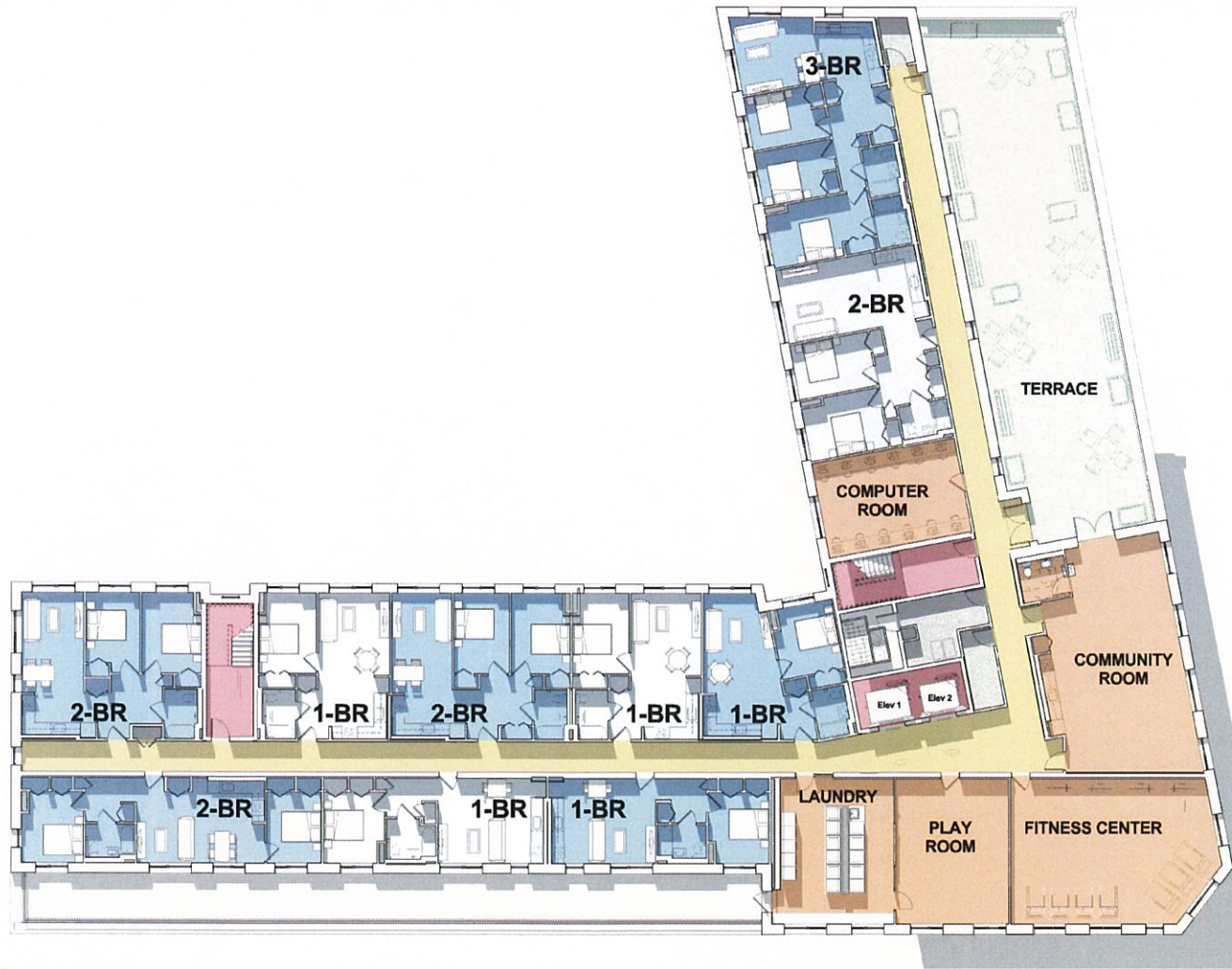
1675 Westchester Avenue

Proposed Typical Floor Plan



1675 Westchester Avenue

Proposed 12th Floor Plan

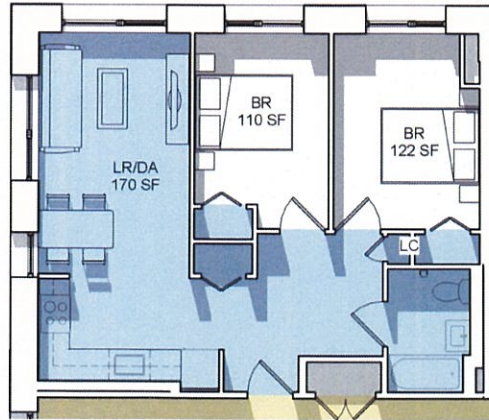


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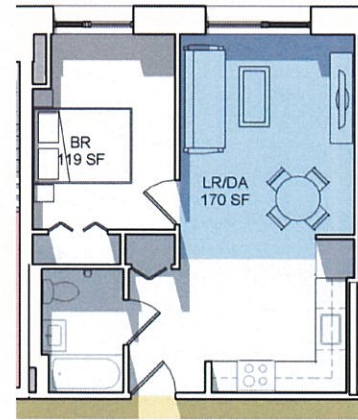
DattnerArchitects

1675 Westchester Avenue

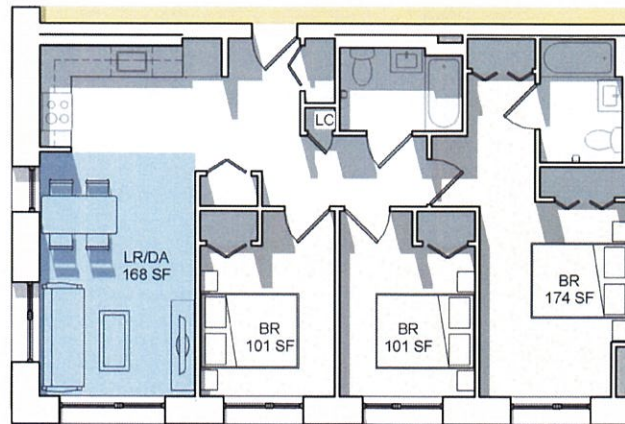
Proposed Typical Unit Plans



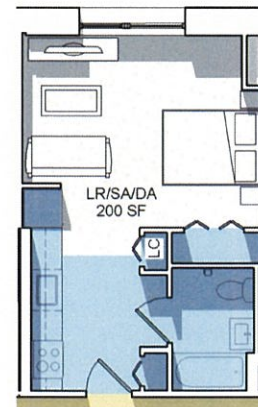
2-Bedroom Unit (670 SF)



1-Bedroom Unit (500 SF)



3-Bedroom Unit (910 SF)



Studio (360 SF)



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1675 Westchester Avenue

Proposed Typical Unit Plans



- Project is planned to be financed by HDC / HPD ELLA or Mix & Match Program. Units will be affordable to 30%, 40-60% and 80% of the New York City Area Median Income (AMI). Affordability levels distributed evenly throughout the building and unit types.
- Resident amenities include laundry, community room, fitness center, rear yard recreational space, and roof deck.
- Over 50% of the units are family-sized two- and three-bedroom units.

- 30-50% of the apartments affordable to households earning 80% of Area Median Income (AMI) or \$76,000 for a family of four.
- 30-50% of the apartments affordable to households earning 40-60% of AMI or \$38,000 to \$57,000 for a family of four.
- 10% of the apartments affordable to households earning 30% of AMI or \$29,000 for a family of four.
- 10% of the apartments set-aside for formerly homeless households earning no more than 30% of AMI.

- Estimated total development cost of approximately \$85 million, including hard costs of construction of \$57.8 million.
- Contractor to be selected through competitive process by Fall 2017. Contractor will be required to utilize M/WBE subcontractors and seek local hiring.
- Phipps property management will provide maintenance workers with union-scale wages and an affordable healthcare plan; we will also seek to hire locally.

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Preliminary rendering of proposed building, view from southwest corner of Metcalf Ave. and Westchester Ave.



DRAFT - FOR ILLUSTRATIVE PURPOSES ONLY

DattnerArchitects



SOHO TOWER

MIXED USE BUILDING

RESIDENTIAL 260,000 S.F.

COMMERCIAL 17,000 S.F.

115 UNIT CONDOMINIUM

PARKING

29 AS OF RIGHT ACCESSORY
PARKING SPACES PERMITTED

42 TOTAL PARKING SPACES
PER 13-45 SPECIAL PERMIT
REQUESTED

TAX MAP

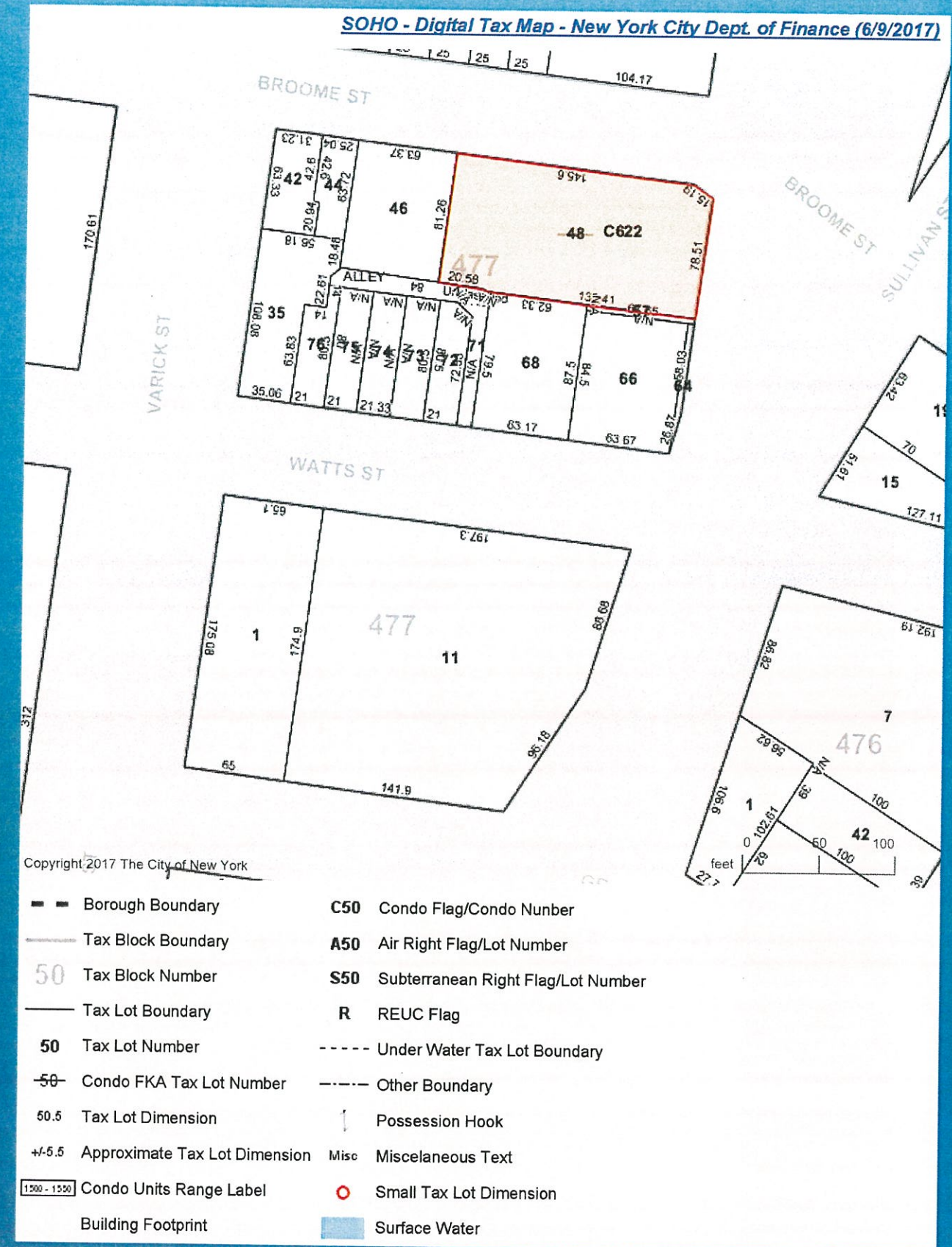
BLOCK 477

ZONING LOT = LOTS 34, 42, 44, 46, 71, 72, 73, 74, 75, 76 AND FORMER LOT 48

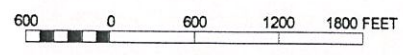
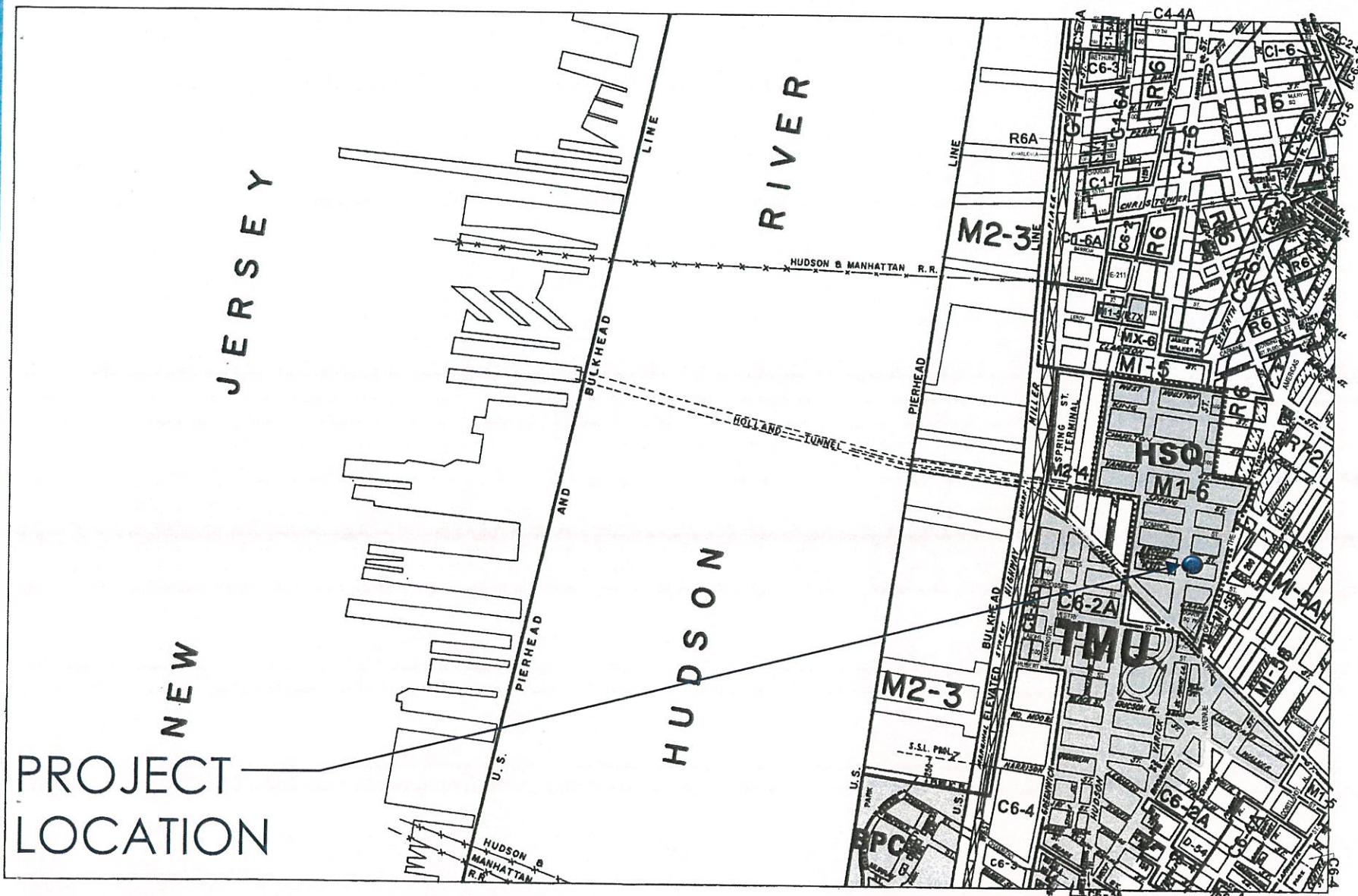
DEVELOPMENT SITE = LOTS 34, 42, 44, 46, 71, 72, 73, 74, 75, AND 76

OUT PARCEL = FORMER LOT 48

LOCATION: FRONTAGE ALONG VARICK STREET, BROOME STREET, AND WATTS STREET



ZONING MAP 12A



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP
 THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on 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:
 03-20-2013 C 120380 ZMM

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 on this map, see APPENDIX F.

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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ZONING MAP 12a

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 or contact the Zoning Information Desk at (212) 720-3291.

ZONING: M1-6
 (SPECIAL HUDSON
 SQUARE DISTRICT)
 COMMUNITY
 DISTRICT 2
 MANHATTAN CORE

LAND USE MAP

Soho Tower Area Map

Block 477 Lots 35, 42, 44, 46, 71, 72, 73, 74, 75, 76 & former lot 48

Project

- Project Area
- Development Site
- Zoning District
- - - 600' Radius

LEGEND

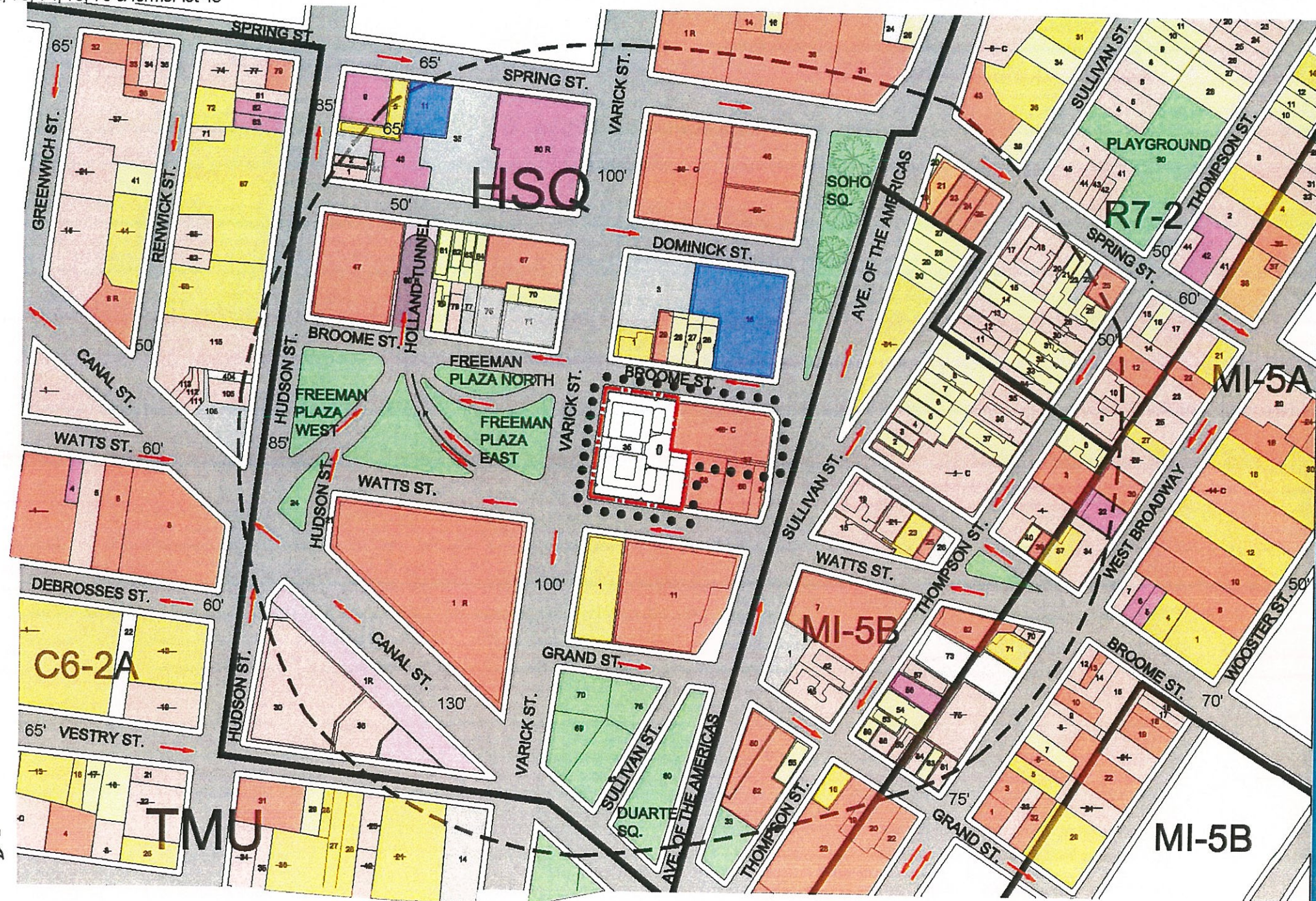
- One and two family residence/
Multi-family residence (wakeup)
- Multi-family residence
- Mixed Residential and Commercial
- Commercial Use
- Industrial/ Manufacturing Use
- Transportation/Utility
- Public Facilities and Institutions
- Open Space and Recreation
- Parking
- Vacant Lot



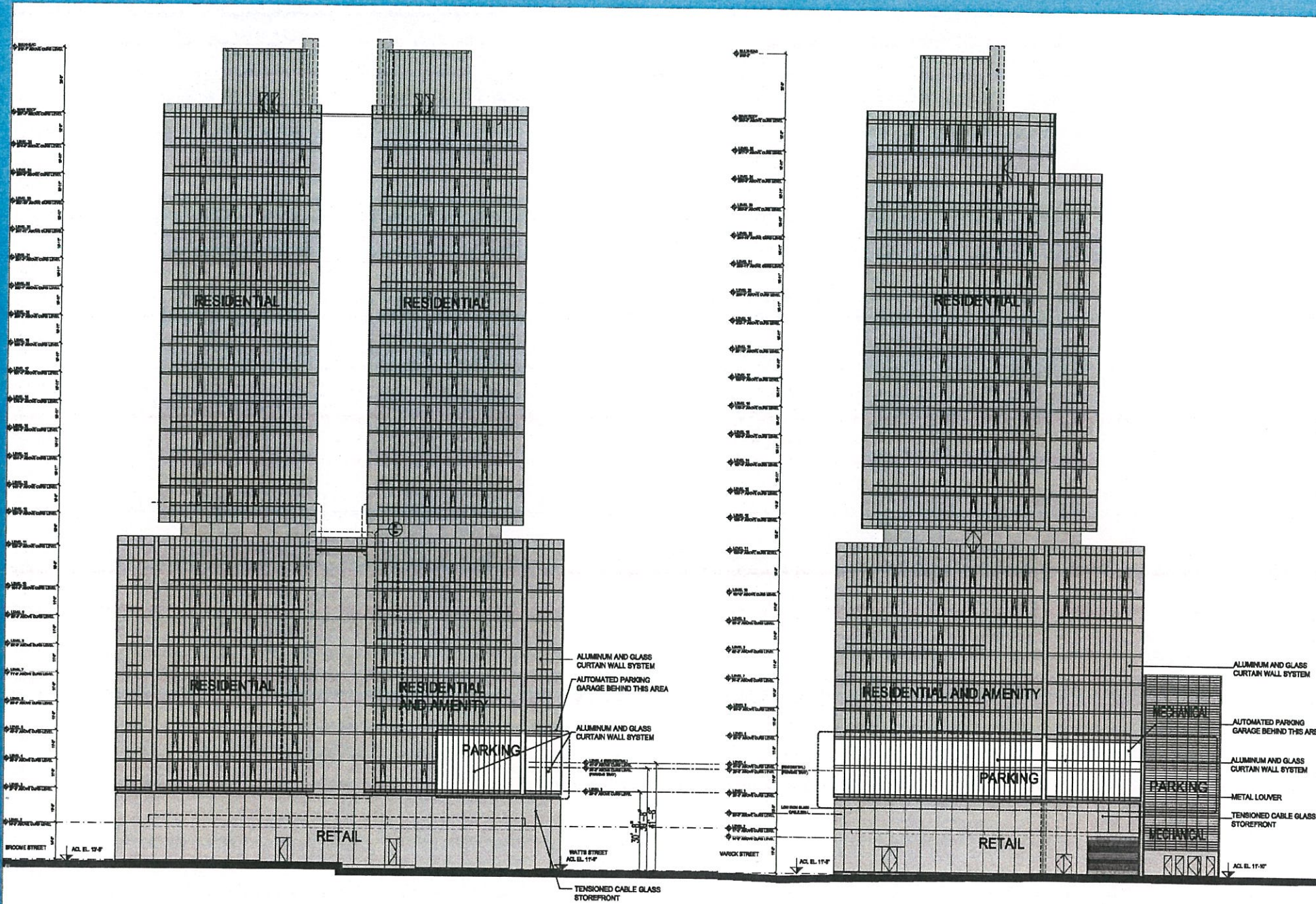
200

400

NORTH



ELEVATIONS



1 WEST ELEVATION (VARICK STREET)
SCALE: N.T.S.

2 SOUTH ELEVATION (WATTS STREET)
SCALE: N.T.S.

OPERATION NOTES-For informational purposes

1. Car is parked on the ground floor perpendicular to BT #1, then is rotated and the trolley travels on rollers to the lift.
2. Lift #1 has limited headroom due to Cooling Towers located above, so in order to store cars on the higher 4th level, a secondary lift was designed at an offset location with sufficient headroom.
3. Once the carway lands on the third floor level the carway transports it horizontally on rollers to the lower 3rd level of BT #2, then the lift #2 takes the trolley to the 4th level and transports it horizontally to the final storage position.
4. The reverse occurs when a car is retrieved from the storage area.

LEGEND	
	AREA NOT SUBJECT TO CERTIFICATION



PARKING ACCESS



BROOME CURB CUT AND
PARKING ENTRANCE



VIEW OF PARKING FACILITY DRIVEWAY
WITHIN INNER COURTYARD

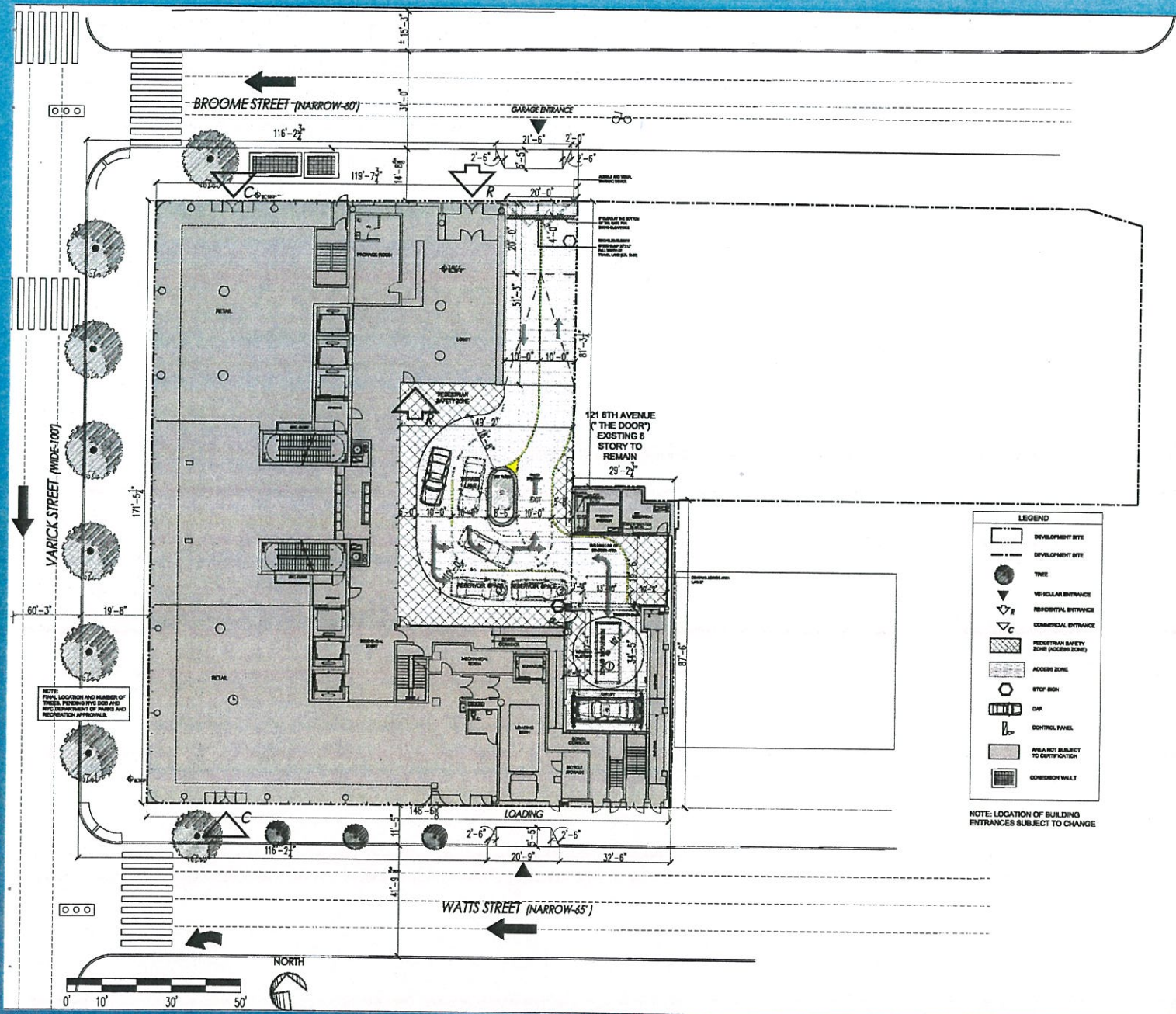
1ST FLOOR PLAN

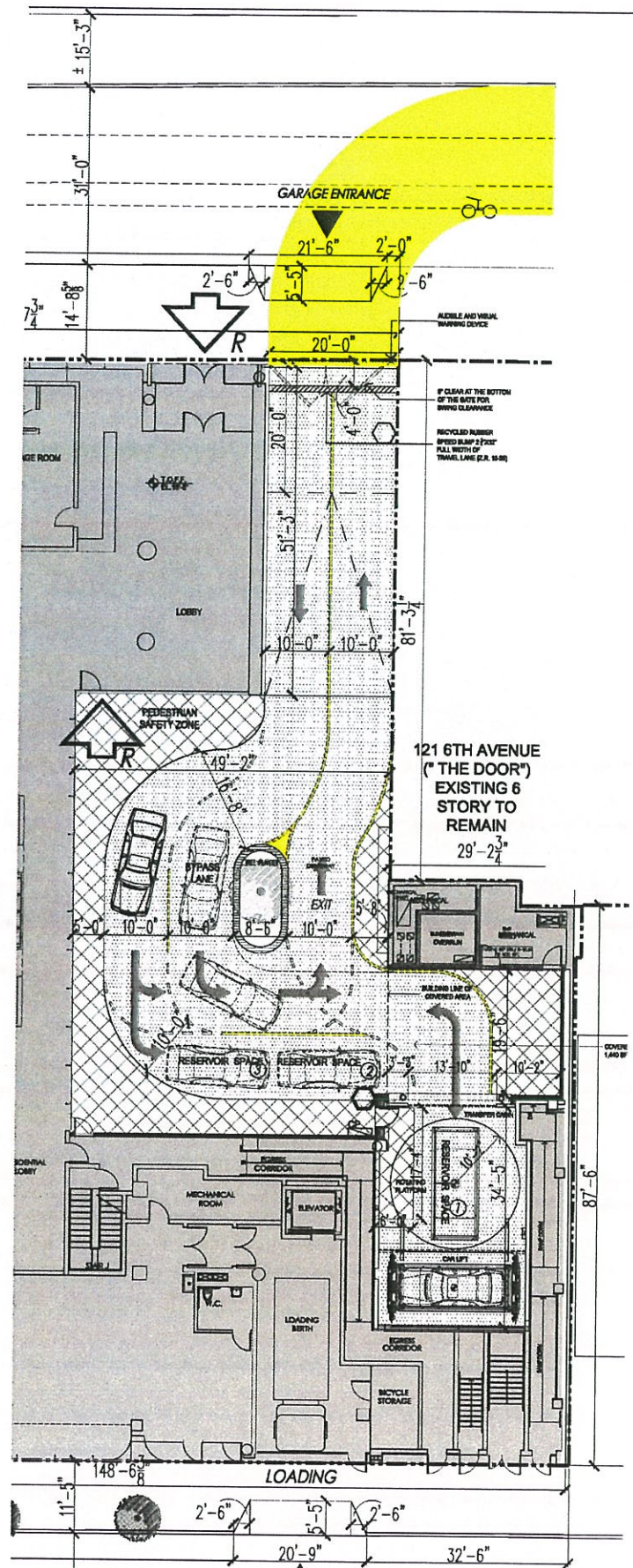
PARKING ACCESS/EGRESS ON EASTBOUND BROOME ST.

TRAFFIC THROUGH COURTYARD AND DRIVEWAY IN TWO DIRECTIONS

DROP-OFF ZONE AT COVERED TURNTABLE

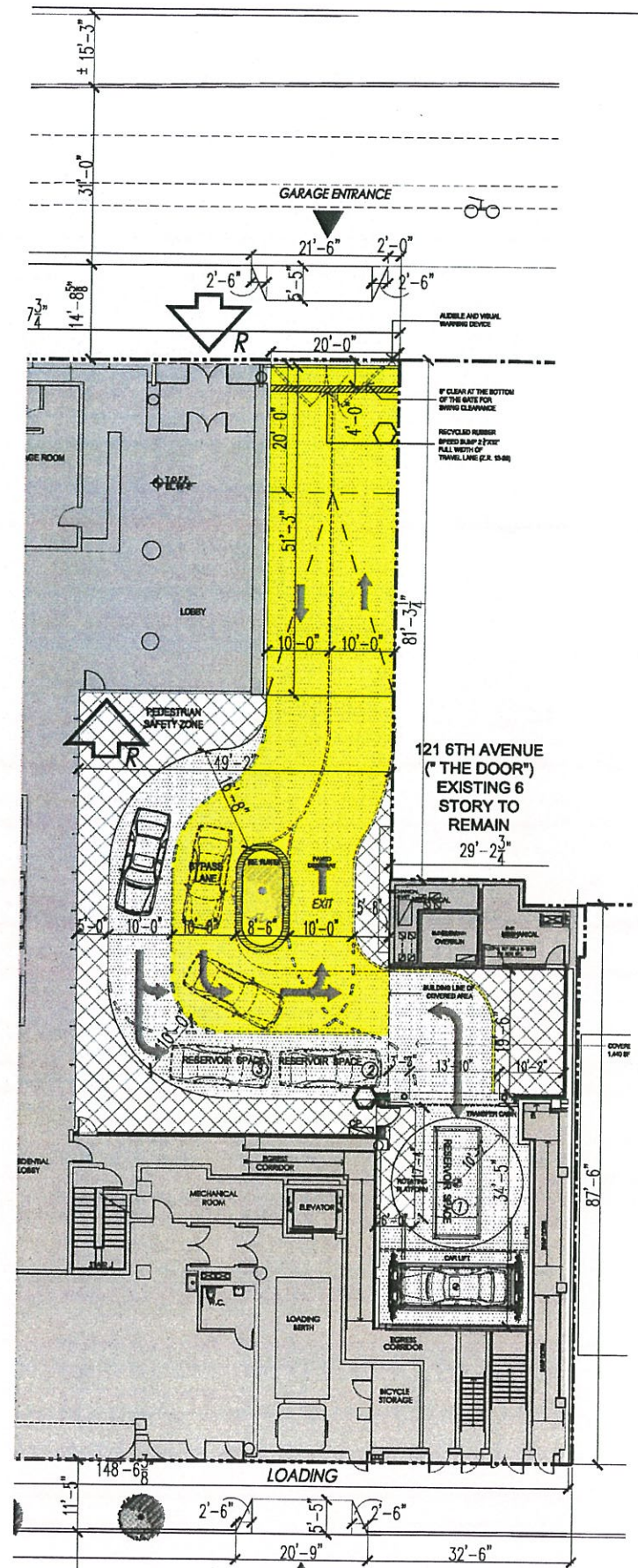
VEHICLE LIFT TO 3RD FLOOR STORAGE LEVEL





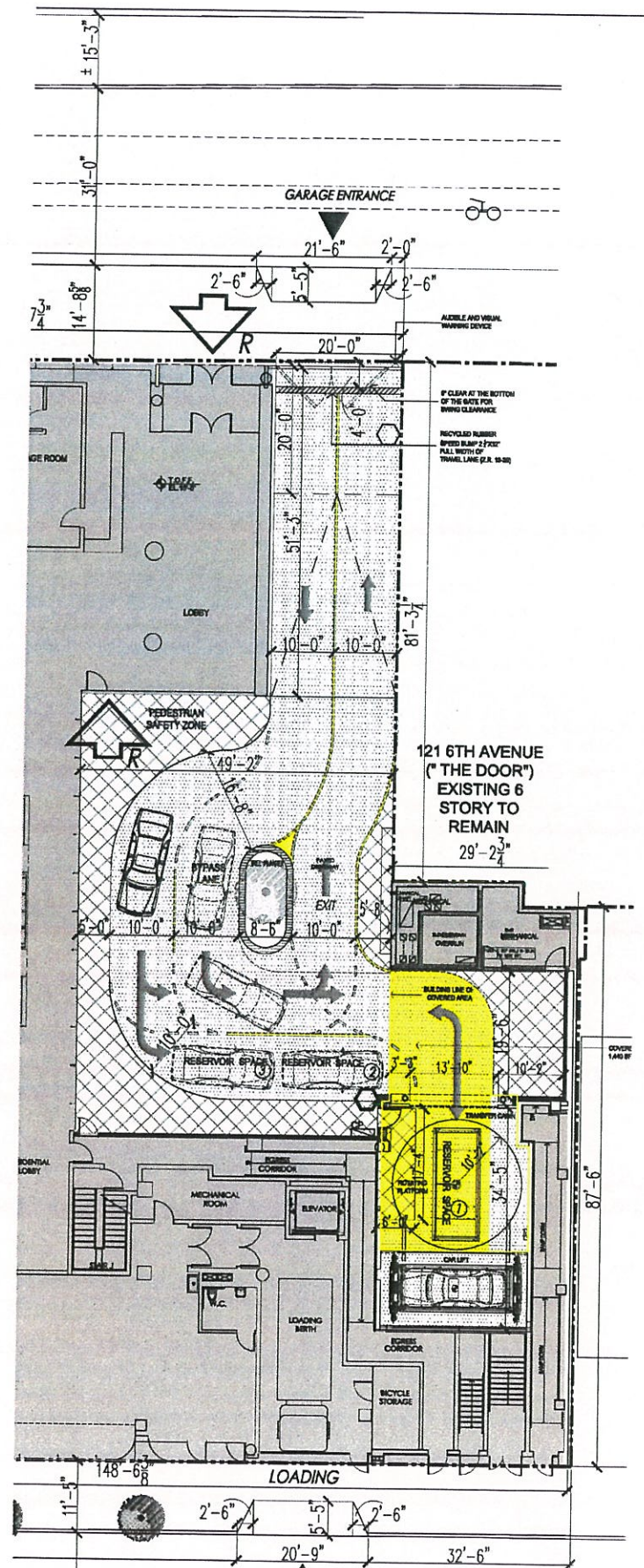
1ST FLOOR PLAN

PARKING ACCESS/EGRESS ON EASTBOUND BROOME ST.



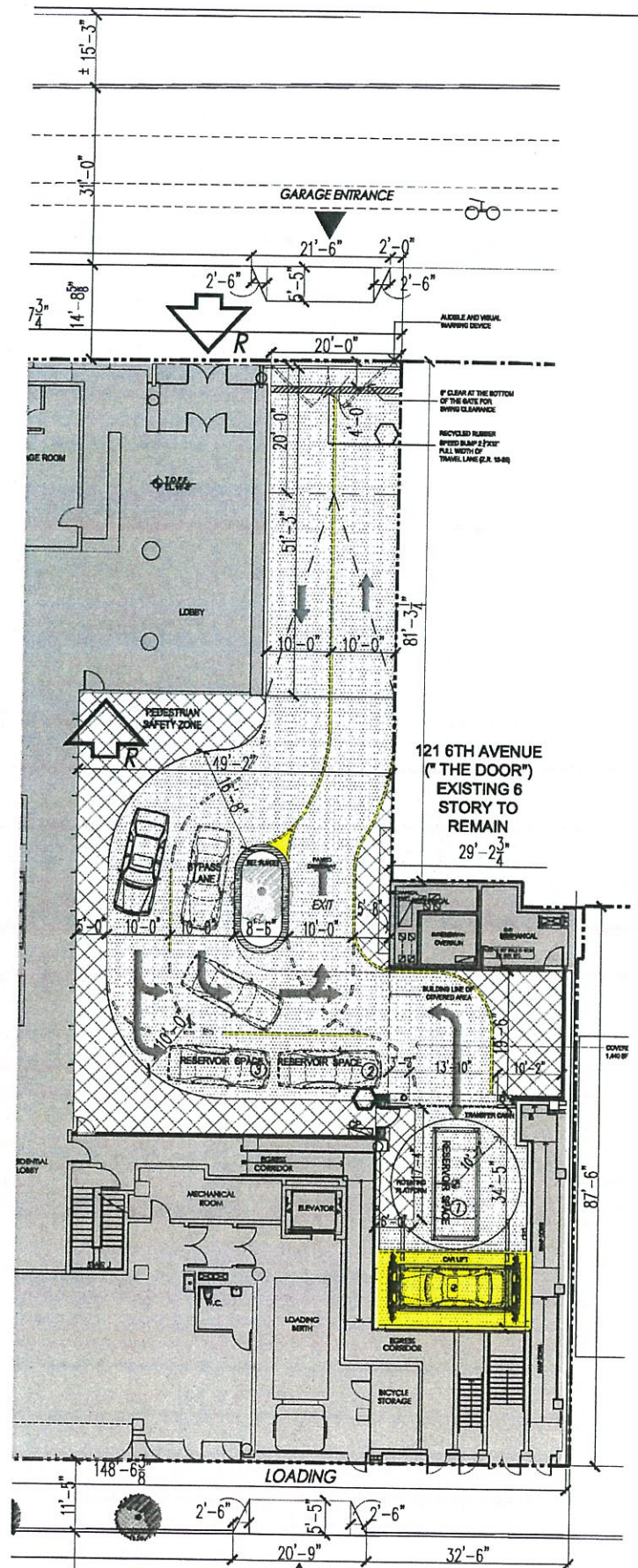
1ST FLOOR PLAN

TRAFFIC THROUGH COURTYARD
AND DRIVEWAY IN TWO
DIRECTIONS



1ST FLOOR PLAN

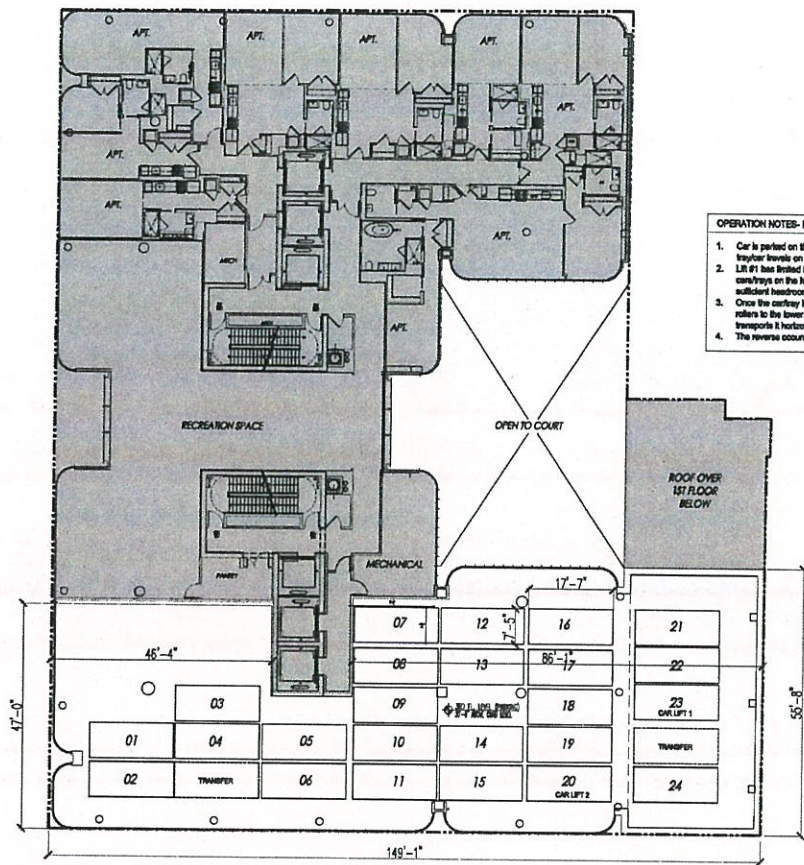
DROP-OFF ZONE AT COVERED
TURNTABLE



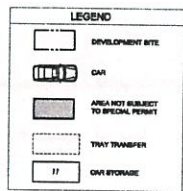
1ST FLOOR PLAN

VEHICLE LIFT TO 3RD FLOOR STORAGE LEVEL

3RD FLOOR PLAN

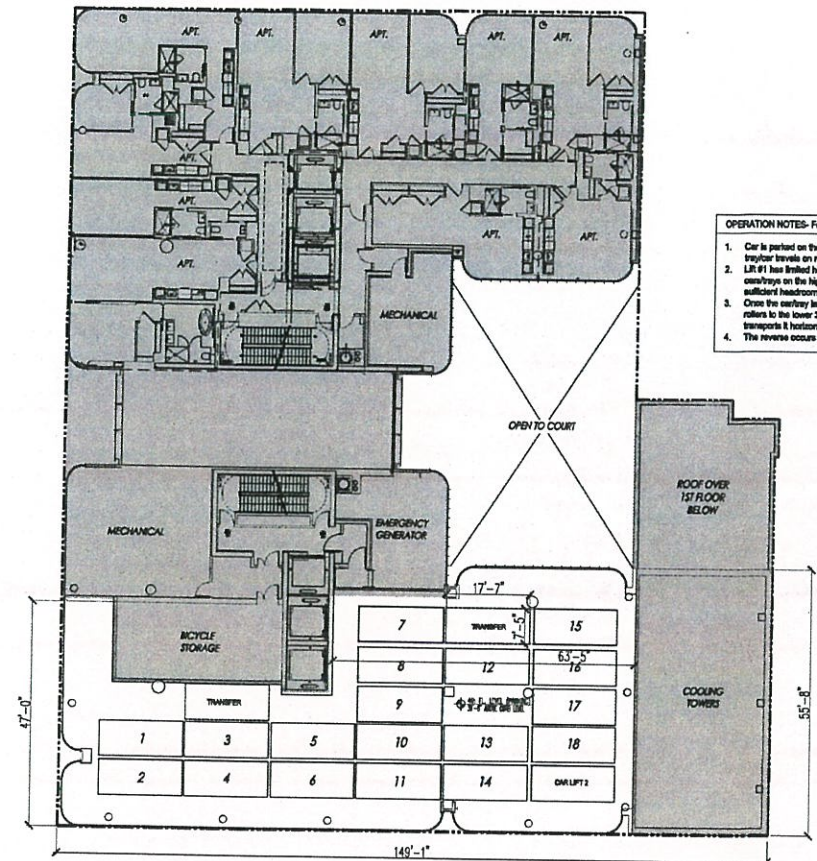


- OPERATION NOTES- For informational purposes**
1. Car is parked on the ground floor turntable perpendicular to BR #1, then is rotated and the traycar levels on rollers to the lift.
 2. LR #1 has limited headroom due to Cooling Towers located above, so in order to store cars on the higher 4th level, a secondary lift was designed at an offset location with sufficient headroom.
 3. Once the car tray lands on the third floor level the car tray transports it horizontally on rollers to the lower 3rd level of BR #2, then the BR #2 takes the traycar to the 4th level and transports it horizontally to the final storage position.
 4. The reverse occurs when a car is retrieved from the storage area.

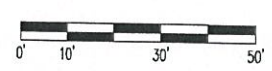
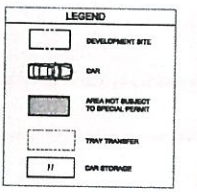


NOTE:
 -3rd Level Surface Area = 6,816
 -24 vehicle storage platforms on first level of parking x 163 sf = 3,872 sf
 -As indicated by City Planning, the level of vehicle storage platforms not necessarily required for purposes of this plan. Further, they are included in the outdoor area of the first level.

4TH FLOOR PLAN



- OPERATION NOTES- For informational purposes**
1. Car is parked on the ground floor turntable perpendicular to BR #1, then is rotated and the traycar levels on rollers to the lift.
 2. LR #1 has limited headroom due to Cooling Towers located above, so in order to store cars on the higher 4th level, a secondary lift was designed at an offset location with sufficient headroom.
 3. Once the car tray lands on the third floor level the car tray transports it horizontally on rollers to the lower 3rd level of BR #2, then the BR #2 takes the traycar to the 4th level and transports it horizontally to the final storage position.
 4. The reverse occurs when a car is retrieved from the storage area.

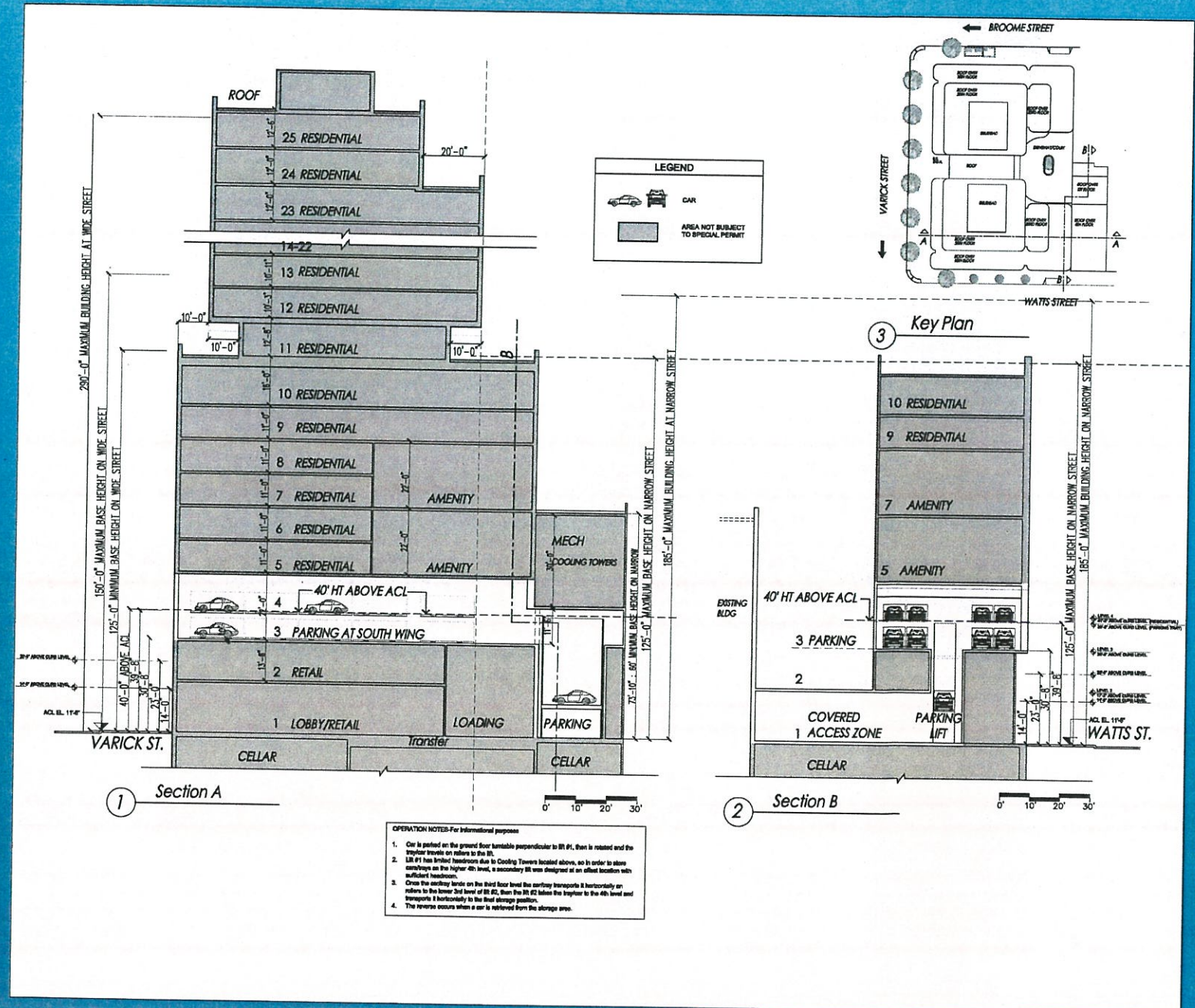


NOTE:
 -18 vehicle storage platforms on second level of parking x 163 sf = 2,754 sf

AUTOMATED PARKING OPERATION



BUILDING SECTION



AUTOMATED PARKING VIDEO

SB42

NEXT GENERATION IN PARKING

ZONING ACTIONS

Zoning Calculations for

- (i) Special Permit Requesting Increase in Accessory Parking Spaces from 29 to 42 &
- (ii) Certification That Floor Space Used for Accessory Parking Spaces Located between 23' and 40' Above Curb Level Does not Count Toward Zoning Floor Area:

SITE DATA	
Block (s)	477
Lot (s)	35, 42, 44, 46, 71, 72, 73, 74, 75, 76 & former Lot 48 (a.k.a. 1001-1005)
Street Address	100 Varick Street New York, N.Y.
Zoning District	M1-6 (Special Hudson Square District)
Community District	2, Manhattan
Zoning Map No.	12a
Zoning Lot Area	36,697.24 S.F.

List of Required Action:
1. Special Permit to ZR Section 13-451 to increase permitted capacity of automated parking facility from a total of 29 permitted spaces to a total of 42 residential accessory off street parking spaces.
2. Certification pursuant to ZR Section 13-432 to exempt floor space located between the height of 23' and 40' above curb level within an automated parking facility located from floor area.

ZR Sections	Item/Description	Permitted/Required	Existing	Proposed	Total	Notes/Compliance
42-10, 88-11, 88-12, 88-13	USES	UG 1-14 & 16	UG 6 & 9	UG 2 & 6	UG 2, 6 & 9	Complies 1
88-31	FAR	Total FAR= 9.67 ²	Total FAR= 2.19	Total FAR= 7.05	Total FAR = 9.24	COMPLIES
		Non-residential FAR = 2.677	Commercial FAR= 2.19 Community Fac.= 0 Manufacturing = 0	Commercial FAR = 0.47 Community Fac. = 0.02 Manufacturing = 0	Commercial FAR = 2.656 Community Fac. = 0.02 Manufacturing = 0	COMPLIES
		Residential FAR = 6.993	Residential FAR = 0 S.F.	Residential FAR = 6.60	Residential FAR = 6.60	COMPLIES
	FLOOR AREA	Total: 9.67 x 36,697.24 S.F. = 354,862.31 S.F.	Total: 80,358.49 S.F.	Total: 260,240 S.F. ³	Total: 340,598.49 S.F.	Certification pursuant to ZR Section 13-432 to exempt floor space located between the height of 23' and 40' above curb level within an automated parking facility located from floor area.
		Non Residential: 98,248.49 S.F.	Commercial: 80,358.49 S.F. Community Fac.= 0 S.F. Manufacturing = 0 S.F.	Commercial: 17,134 S.F. Community Fac. = 756 S.F. Manufacturing = 0 S.F.	Commercial: 97,492.49 S.F. Community Fac. = 756 S.F. Manufacturing = 0 S.F.	COMPLIES
		354,862.31 - 98,248.49 S.F. non-residential F.A. = 256,613.82 S.F. permitted Residential F.A.	Residential: 0 S.F.	242,350 S.F.	242,350 S.F.	COMPLIES
88-50, 36-00, 13-00	ACCESSORY OFF STREET PARKING	Residential: Up to 20% of Dwelling Units 115 x 20% = 23 Spaces Retail: 23,964 sqft/4,000 sf = 6 spaces Total permitted: 29		42 Residential Spaces	42 Residential Spaces	Special Permit pursuant to Section 13-451 to increase permitted capacity of automated parking facility from a total of 29 permitted spaces to a total of 42 residential accessory off street parking spaces.

1. Residential use permitted on zoning lot with Qualifying Building pursuant to Certification from Chairperson of the City Planning Commission under ZR Section 88-111 (b) - See N 150332 ZCM
2. Zoning lot containing residences 9.0 FAR, plus 0.25 times non-residential FAR on the zoning lot, not to exceed 10.0; 98,248.49 S.F. of non-residential floor area / 36,697.24 lot area = 2.677 FAR non-residential FAR. 2.677 FAR x 0.25 = 0.669 FAR bonus, rounded to 0.67.
3. Excluded from floor area: 1,710 SF located below 23' above curb level automatically exempted from definition of floor area; and 9,670 SF located between 23' and 40' above curb level exempted from the definition of floor area by Certification pursuant to ZR 13-432.

PREVIOUS ACTIONS

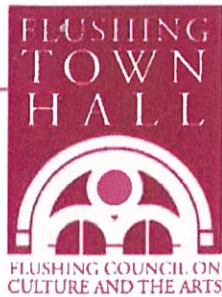
CERTIFICATION PURSUANT TO 88-11B PRESERVING NON-RESIDENTIAL FLOOR AREA ON ZONING LOT CONTAINING QUALIFYING BUILDING

CERTIFICATION PURSUANT TO 13-432 TO EXEMPT FLOOR AREA WITHIN AUTOMATED PARKING FACILITY WITH 29 SPACES

ACTIONS REQUESTED:

SPECIAL PERMIT PURSUANT TO 13-45 TO INCREASE SIZE OF PARKING FACILITY FROM 29 SPACES TO 42 SPACES

CERTIFICATION PURSUANT TO 13-432 TO EXEMPT FLOOR AREA WITHIN AUTOMATED PARKING FACILITY WITH 42 SPACES



Ellen Kodadek
Executive & Artistic Director

137-35 Northern Boulevard
Flushing, New York 11354

Tel. (718) 463-7700
Fax (718) 445 1920
www.flushingtowhall.org

January 8, 2016

Dear Mr. Palatnik:

This letter is to acknowledge that you have informed us of your plans for the development of 135-01 35th Avenue, which is immediately adjacent to Flushing Town Hall's new parking lot at 135-19 35th Avenue. Based on the meeting that we had on December 9, 2015, we understand that your client, Stemmax, is requesting a change in the zoning on the property for M1-1 to R7A /C2-2. This same zoning would also be requested for our lot.

The proposed rezoning will allow the construction of a new eight-story mixed used development about 80 feet high. The plan is for the building to contain about 75 dwelling units within about 60,370 square feet. The building would also contain about 12,000 square feet of commercial / retail space on the first floor and 6,700 square feet of commercial / retail in the cellar. There would also be 78 parking spaces on the sub-cellar and clear level accessible via a car elevator.

Our only design request, other than the building be constructed of a high standard, both in terms of materials and craftsmanship, is that any open terraces or roof areas overlooking our parking lot have some planters or fences that inhibit someone from throwing items on top of the cars below in our parking lot.

During construction we also requested that the work does not inhibit our use of the lot in anyway or that the construction does not adversely affect the new completed construction of our parking lot.

Based on the above, we have no issues with the proposed development and, in general, are supportive of new construction / renovations and growth in the area. We hope you will continue to keep us informed of the progress of the development as it moves forward. Should any other concerns arise on our part, we will reach out to you to discuss them.

Best regards,

Ellen Kodadek

Executive and Artistic Director
Flushing Council on Culture and the Arts
@historic Flushing Town Hall



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application #: C 170180 ZMQ	Project Name: 135-01 35th Avenue Rezoning
CEQR Number: 17DCP143Q	Borough(s): Queens
	Community District Number(s): 7
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

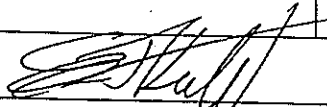

IN THE MATTER OF an application submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10a:

- changing from an M1-1 District to an R7A District property bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street; and
- establishing within the proposed R7A District a C2-3 District bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated May 8, 2017, and subject to the conditions of CEQR Declaration E-424.

Item #1 was approved.

Item #2 was removed with the approval by Councilman Peter Koo and Attorney Eric Palatnik. See attached 2 letters.

Applicant(s): Stemmax Realty Inc. 33-77 Farrington Street Flushing, NY 11354		Applicant's Representative: Eric Palatnik Eric Palatnik, P.C. 32 Broadway, Suite 114 New York, NY 10004	
Recommendation submitted by: Queens Community Board 7 			
Date of public hearing: 6/12/17		Location: 33-23 Union Street, Flushing, NY	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>			
Date of Vote: 6/12/17		Location: 33-23 Union Street, Flushing, NY	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: 30 # Against: 9 # Absent: 8 # Abstaining: 1 <i>Absent left before vote</i> Total members appointed to the board:			
Name of CB/BB officer completing this form 		Title: <i>Chair</i>	Date: 6/15/17

DISTRICT OFFICE
145-27 38TH AVENUE, SUITE 355
FLUSHING, NY 11354
718 883-8747
FAX: 718 886-0441

CITY HALL OFFICE
250 BROADWAY, SUITE 1768
NEW YORK, NY 10007
212 788-7022



THE COUNCIL
OF
THE CITY OF NEW YORK
PETER KOO
COUNCIL MEMBER, 20TH DISTRICT, QUEENS

CHAIRPERSON
LANDMARKS

COMMITTEES
CONTRACTS
CULTURAL AFFAIRS
HEALTH
IMMIGRATION
LAND USE
SMALL BUSINESS

June 7, 2017

Attn: Charles Apelian
Community Board 7
133-32 41st Road - Room 3B
Flushing, N.Y. 11355

Re: 135-01 35th Avenue
Flushing, NY 11354

Dear Mr. Apelian,

I am writing to support the agreement reached between Community Board 7 and Eric Palatnik, representing Stemmax Realty, to amend the rezoning application for 135-01 35th Avenue in Flushing to only include residential use. The role of the Community Board in reaching such agreements is an invaluable one and I take it as a priority to respect that role, and support our Community Boards, whenever possible.

Yet, it has been brought to my attention that the application certified with the Department of City Planning does not properly reflect that agreement and instead includes a commercial overlay. In order to support your role in this process we will be amending the application to reflect the agreement that was reached, when it comes to the City Council for a vote.

If the opinion of the Community Board changes, or if any further discussions result in a new agreement, please inform my office immediately. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Koo".

Peter Koo
Council Member
District 20

CC: Eric Palatnick, P.C.



Affordable Housing Summary - 30% at 80% AMI Affordable Option
135-01 35th Avenue, Queens, NY (R7A)

Unit Size	Number of Units	Income Target	Monthly Rent	Household Size	Max Income	Annual Income
Studio	12	Market	\$ 1,530	n/a	n/a	\$ 220,320
1 Bedroom	23	Market	\$ 1,999	n/a	n/a	\$ 551,655
2 Bedroom	28	Market	\$ 2,708	n/a	n/a	\$ 909,720
3 Bedroom	3	Market	\$ 3,593	n/a	n/a	\$ 129,330
Studio	1	60% AMI	\$ 761	1	\$ 26,931	\$ 9,132
1 Bedroom	2	60% AMI	\$ 963	1	\$ 26,931	\$ 23,112
				2	\$ 35,908	
2 Bedroom	6	60% AMI	\$ 1,166	2	\$ 35,908	\$ 83,952
				3	\$ 40,373	
				4	\$ 44,838	
Studio	2	80% AMI	\$ 1,091	1	\$ 32,661	\$ 26,184
1 Bedroom	4	80% AMI	\$ 1,375	1	\$ 32,661	\$ 66,000
				2	\$ 41,548	
2 Bedroom	3	80% AMI	\$ 1,660	2	\$ 41,548	\$ 59,760
				3	\$ 48,963	
				4	\$ 54,378	
Studio	2	100% AMI	\$ 1,377	1	\$ 45,840	\$ 33,048
1 Bedroom	3	100% AMI	\$ 1,733	1	\$ 45,840	\$ 62,388
				2	\$ 61,120	
2 Bedroom	3	100% AMI	\$ 2,089	2	\$ 61,120	\$ 75,204
				3	\$ 68,720	
				4	\$ 76,320	
3 Bedroom	1	100% AMI	\$ 2,406	3	\$ 85,900	\$ 28,872
				4	\$ 95,400	
				5	\$ 103,100	
				6	\$ 110,700	
Total	93					\$ 2,278,677

Distribution of SF	Total Net SF	% of Total	Total Rent	Avg Rent
Market Rate	40,245	69.7%	\$ 1,811,025	\$ 2,287
Affordable	17,534	30.3%	\$ 467,652	\$ 1,443
Total Net Rentable SF	57,779	100.0%	\$ 2,278,677	\$ 2,042

Distribution of Total Units	Total	% of Total	Gross Floor Area	% of GFA	Income	Price/SF
Market Rate	66	71.0%	51,410.5	71.0%	\$ 1,811,025	
Affordable Units	27	29.0%	21,031.5	29.0%	\$ 467,652	
Total Rentable SF	93	100.0%	72,442.0	100.0%	\$ 2,278,677	\$ 31.46

Average Unit & Rent Summary										
AMI	# of Units	% of Units	AMI %	Studio	1BR	# of Units	2BR	# of Units	3BR	# of Units
Market Rent	66	71%	N/A	\$1,530	12	\$1,999	23	\$2,708	28	\$3,593
60% AMI	9	10%	60%	\$761	1	\$963	2	\$1,166	6	\$1,414
80% AMI	9	10%	80%	\$1,091	2	\$1,375	4	\$1,660	3	\$1,985
100% AMI	9	10%	100%	\$1,377	2	\$1,733	3	\$2,089	3	\$2,406
Total	93	100%			17		32		40	4

Average Affordable Rent Calculation			
AMI	# of Units	AMI %	Product
60% AMI	9	60%	5.4
80% AMI	9	80%	7.2
100% AMI	9	100%	9
Total	27		21.6
Average AMI%: Product/# of Units =			80.00%

135-01 35th Avenue
Block 4590, Lot 1

REZONING APPLICATION: M1-1 to R7A for new 9-story residential building

	Existing M1-1 ZONING	Proposed R7A Zoning	PROPOSED DEVELOPMENT
Floor Area	Maximum: <ul style="list-style-type: none"> • 1.0 Commercial; • 2.4 Community Facility and Commercial; • 1.0 Manufacturing • Residential not permitted 	Maximum: <ul style="list-style-type: none"> • Commercial – not permitted; • 4.0 Community Facility; • Manufacturing – not permitted • 4.6 Residential 	72,442 square feet of zoning floor area (1.98 FAR)
Height	30' front wall then 1:1 sky exposure plane	95'9 stories	94 foot proposed
Dwelling Units	Not permitted	680 sq. ft. per dwelling unit minimum	93 dwelling units – 27 affordable – 66 market rate
Stories	Maximum 2 story height of front wall	9 stories	9 stories
Parking	Varies by use	50% of dwelling units	52 spaces proposed
Use Groups	4-14, 16, 17	1,2,3,4	Use Group 2 - Apartments

- **Proposed Project Area** – Lots that will be rezoned by the application Block 4950 (Lots 1, 7 and 103)
 - Lot 1 (135-01 35th Avenue) is currently improved with a single-story eight-unit commercial retail building with a floor area of approximately 15,658 square feet (0.99 FAR) The building contains active uses with eight commercial retail tenants, including eating and drinking establishments, beauty supply stores, a hardware store and restaurant
 - Lot 7 (33-65 Farrington Street) contains a single-story commercial/manufacturing facility (Use Group 16) on a 4,000 square foot lot, which is also built to the maximum FAR of 1.0 and was constructed in approximately 1983. The use is currently active and contains a food warehouse.
 - Lot 103 (135-19 35th Avenue) currently contains a City-owned lot, utilized as parking. The lot contains 18,750 square feet of area. The Department of Cultural Affairs (“DCLA”) has ownership of the lot, which is used for parking with the nearby Flushing Town Hall.

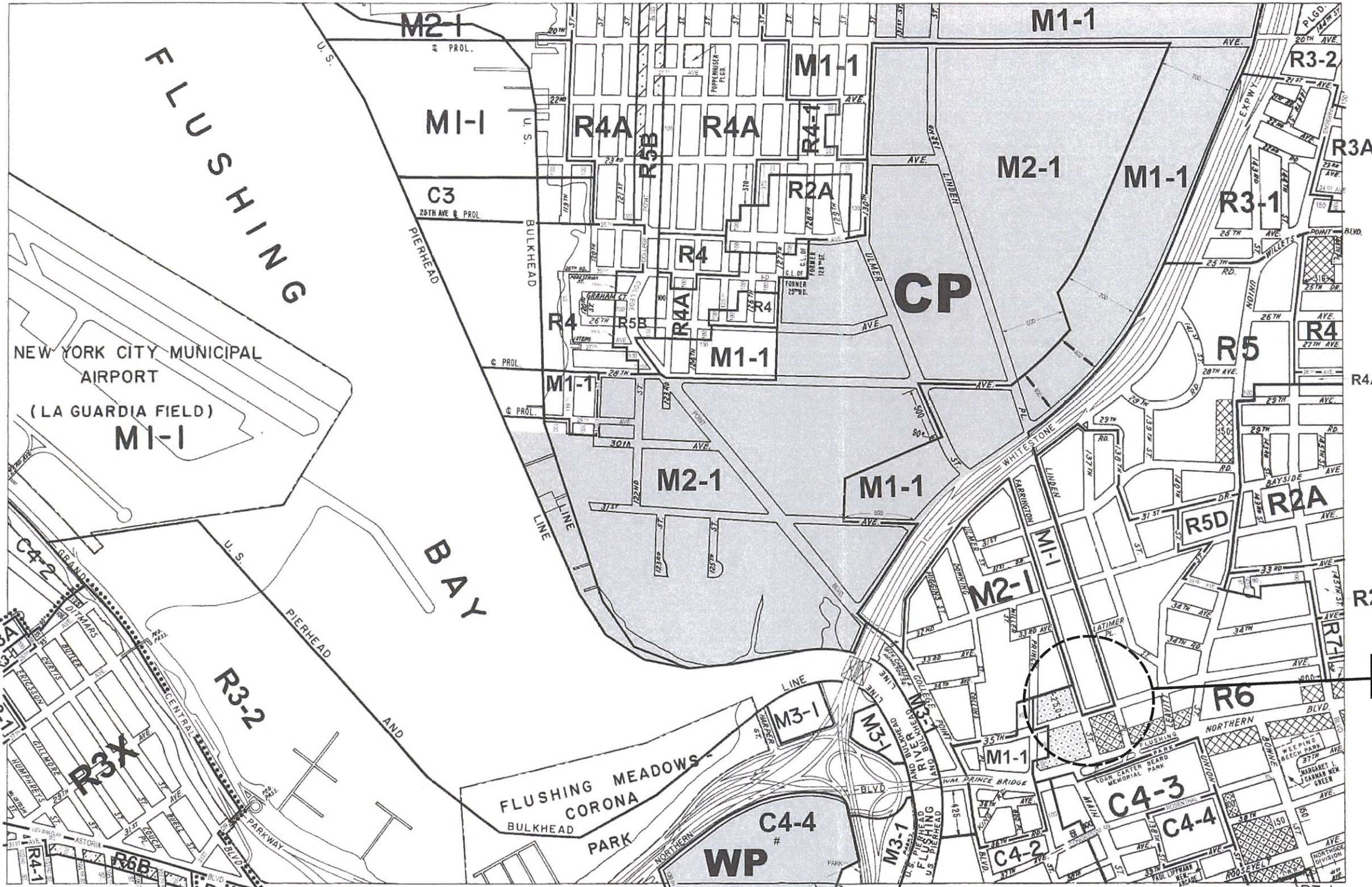
- **Proposed Development Site** – it is Lot 1 above.

- **Proposed Actions** – Land Use Applications that will be required to permit the proposed development:
 - **Proposed Zoning Map Amendment** - The Proposed Zoning Map Amendment involves creating a new R7A district 150 feet in depth from 35th Avenue to include Block 4950, Lot 1 and 103, as well as a majority of the property adjacent to the north (Block 4950, Lot 7).
 1. The proposed R7A district would complement the R6/C2-2 to the south and west of the proposed development and can be viewed as a logical extension of these zoning districts.
 2. The proposed action would help improve the built form of both 35th Avenue and Farrington Street due to similar developments in the vicinity of the Site.

135-01 35th Avenue
Block 4590, Lot 1

REZONING APPLICATION: M1-1 to R7A for new 9-story residential building

3. 200 feet west of the applicant's property at 134-03 35th Avenue, a 16-story apartment building that will be 162 feet tall is being developed under the R6 zoning without an application to the City Planning Commission.
 4. Similarly, across the street to the west of the applicant's property at 134-37 35th Avenue, another apartment building is slated to rise to 14 stories and 147 feet in height. Both of these buildings will rise (under the R6 regulations) to heights that are nearly twice as tall as would be permitted in the proposed R7A district.
- **Proposed Zoning Text Amendment** to amend Appendix F of the Zoning Resolution (Inclusionary Housing Designated Areas) to establish the Project Area as a Mandatory Inclusionary Housing Area (MIHA)
 - The zoning text amendment would increase the maximum permitted FAR within the Project Area from 4.0 and 4.60.
 - Accordingly, the project will provide 27 affordable housing units (and 66 market rate for a total of 93).



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:

10-30-2013 & 130344 AMU

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 on this map, see APPENDIX E.

Proposed Project Area

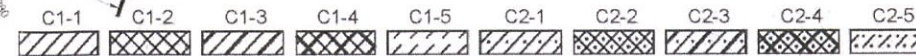
MAP KEY

6d	7b	7d
9c	10a	10c
9d	10b	10d

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ZONING MAP 10a

NOTE: STREETS FOR THE STREET MAP CHANGE C 080221 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES

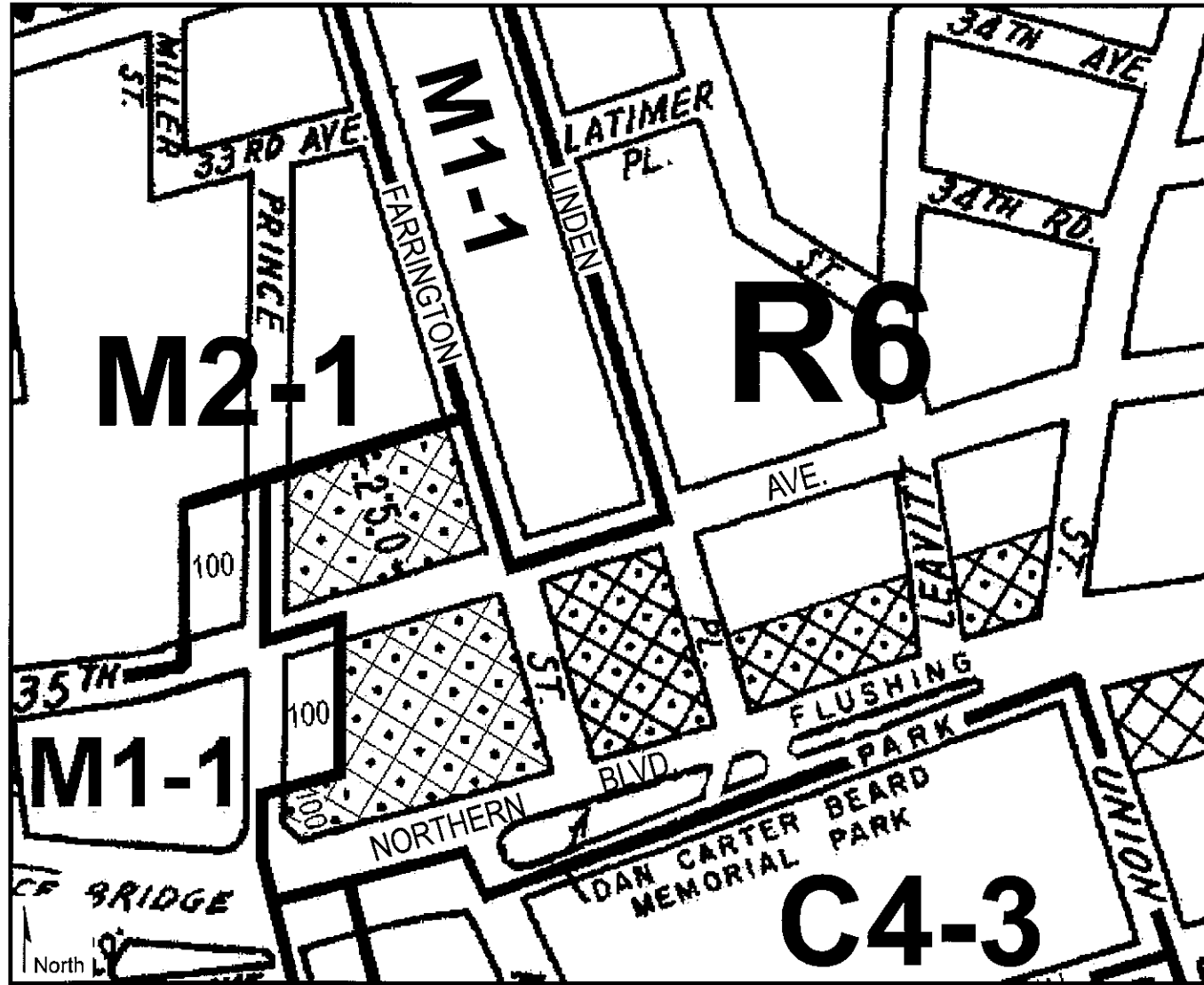


NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

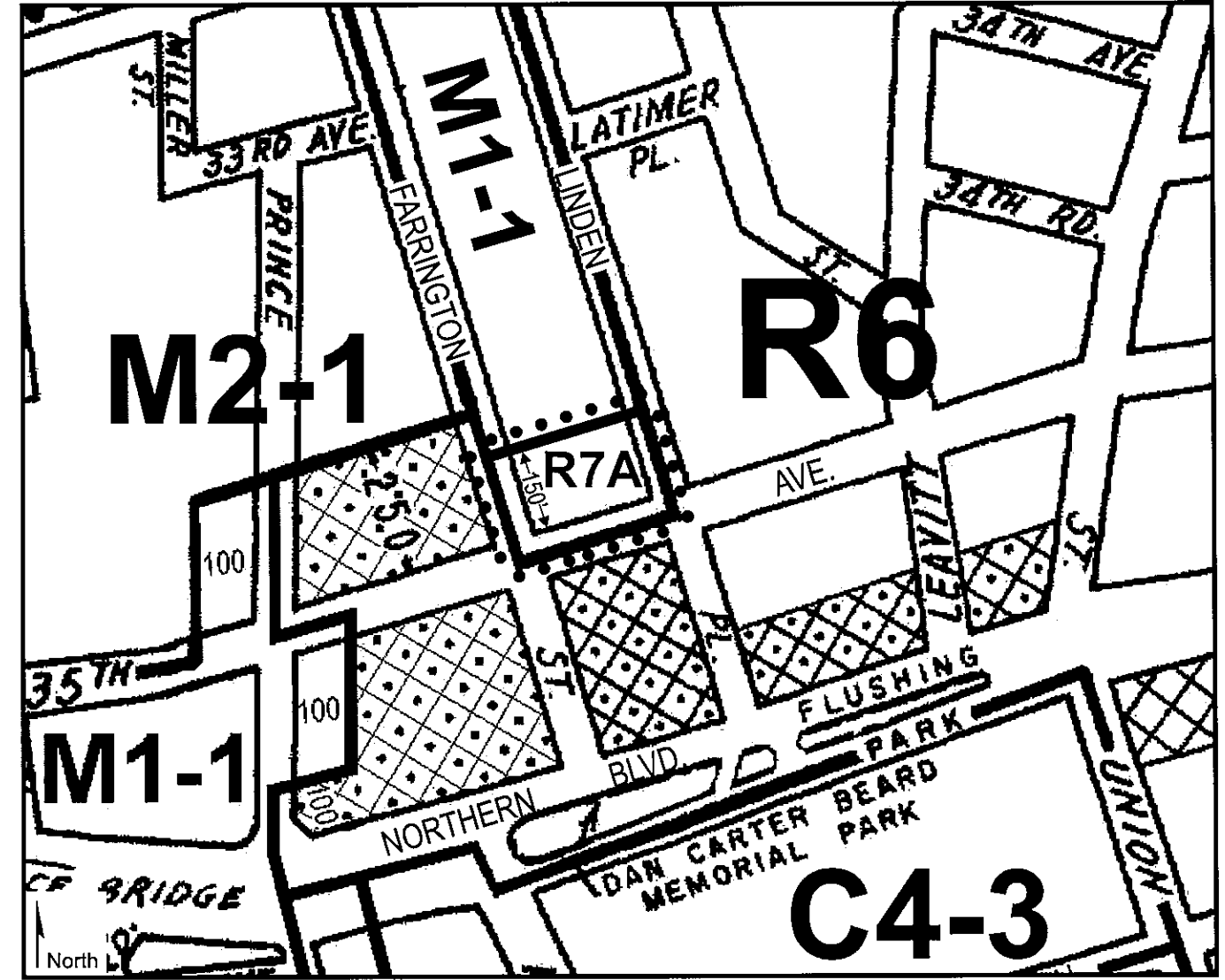
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 723-3291.



Zoning Change Map



Current Zoning Map (10a)



Proposed Zoning Map (10a) - Project Area 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



NYC Digital Tax Map

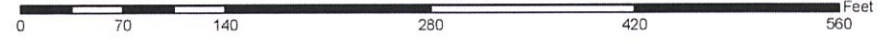
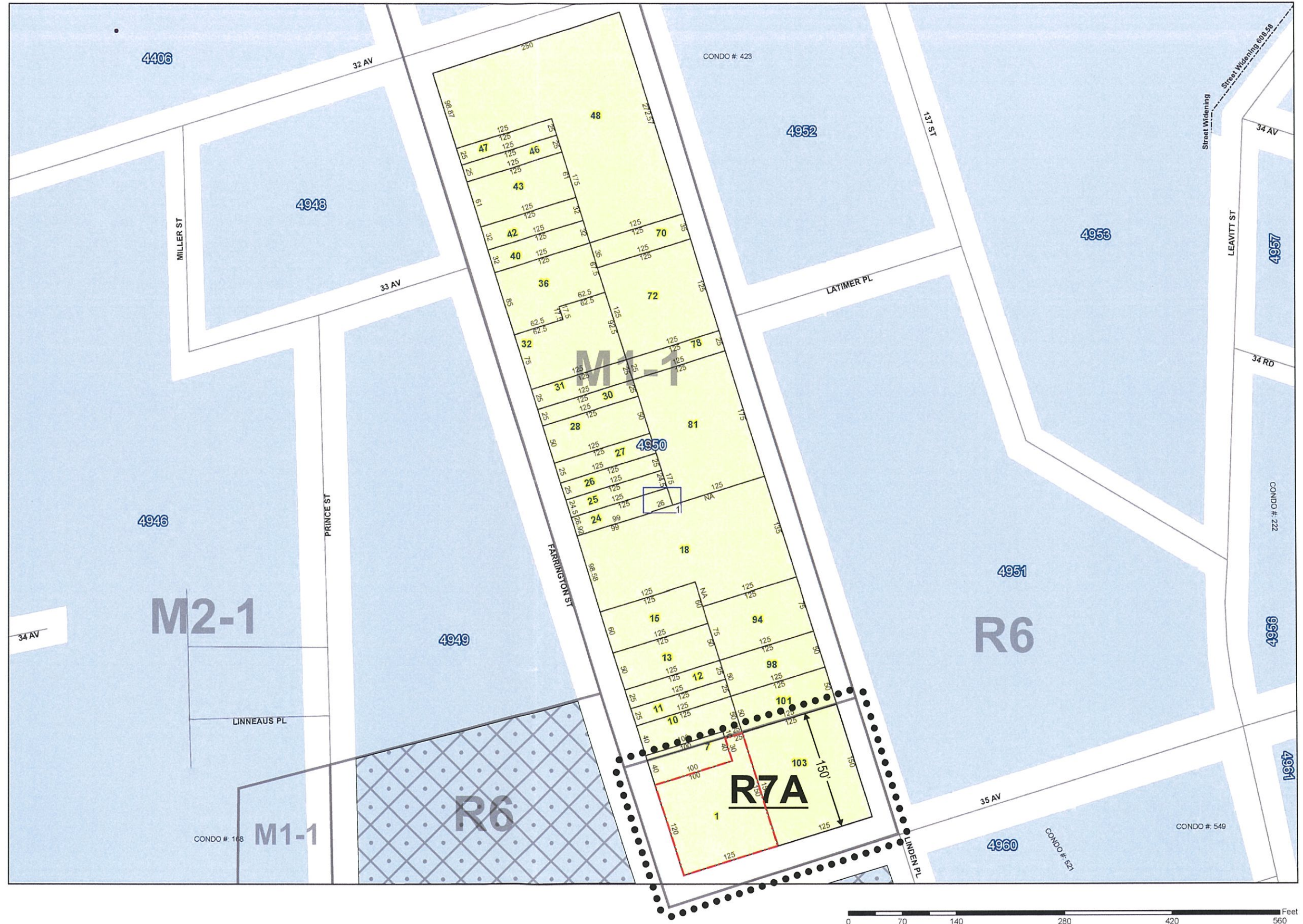
Effective Date : 12-08-2008 09:20:33
 End Date : Current
 Queens Block: 4950



Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Polygon Tax Lot Polygon
- Blue Polygon Condo Number
- Blue Polygon Tax Block Polygon

- Zoning District Line
- - - Special District Line
- . - . - . Development Site
- Area Proposed to be Rezoned
- ▨ C2-2 Commercial Overlay
- M2-1 Existing Zoning District
- R7A Proposed Zoning District



Area Map
 135-01 35th Avenue, Queens
 Block 4950, Lot 1

Project Information

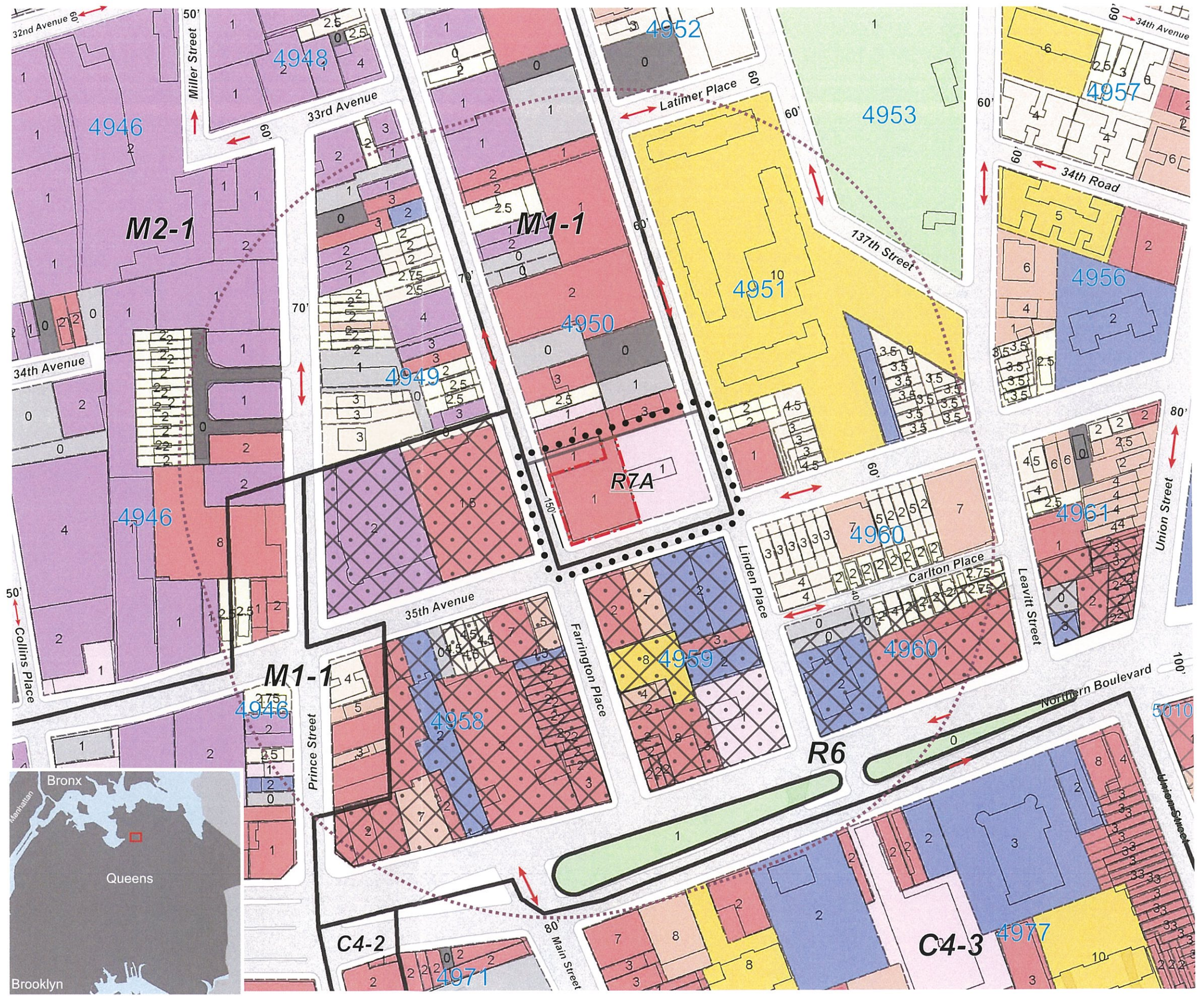
- 600' Radius
- Development Site
- Project Area
- Zoning Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





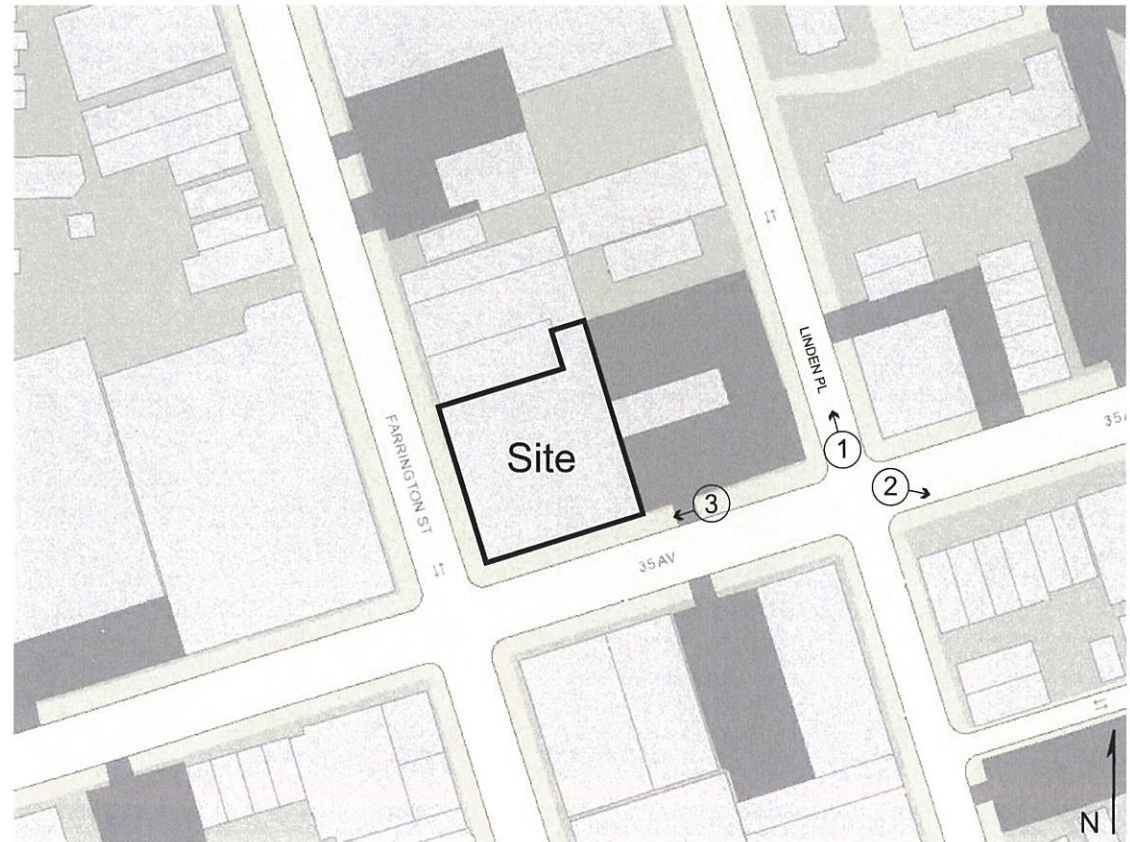
1. View of Linden Place facing north from 35th Avenue.



2. View of the side of 35th Avenue facing southeast from Linden Place.



3. View of the sidewalk along the north side of 35th Avenue facing west (Site ahead at right).





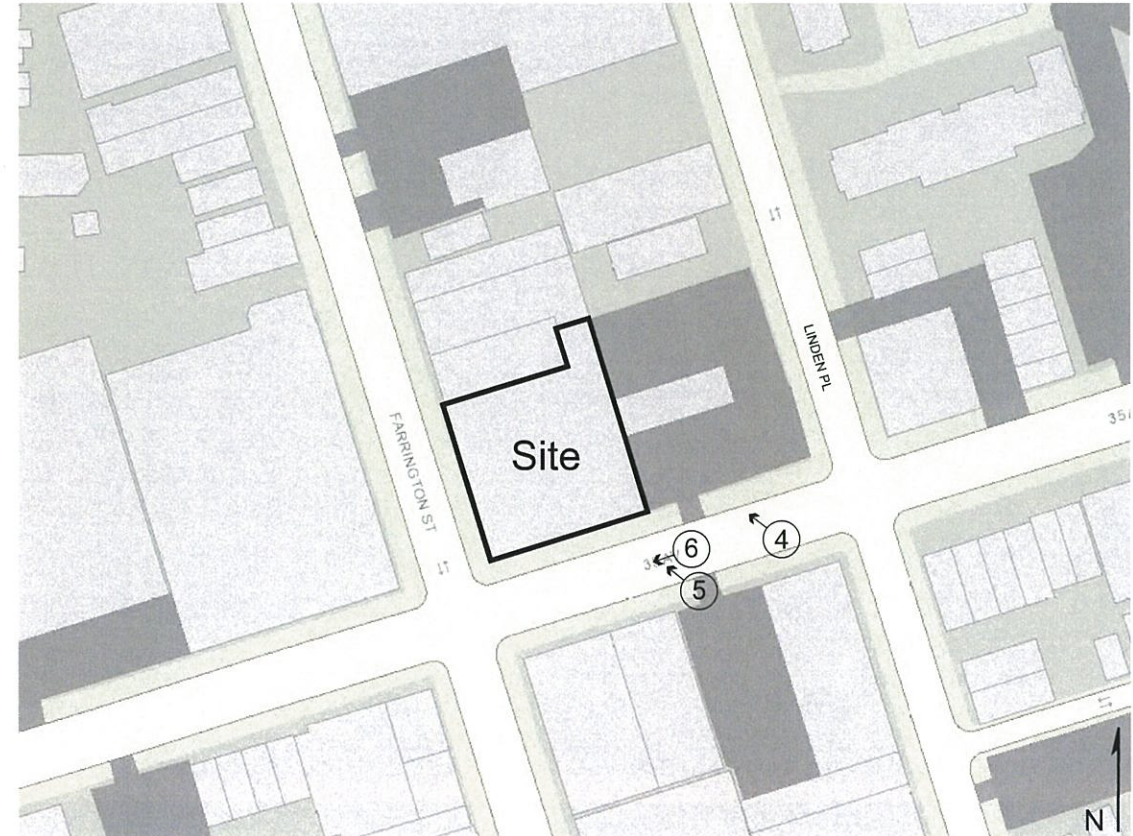
4. View of the side of 35th Avenue facing northwest.

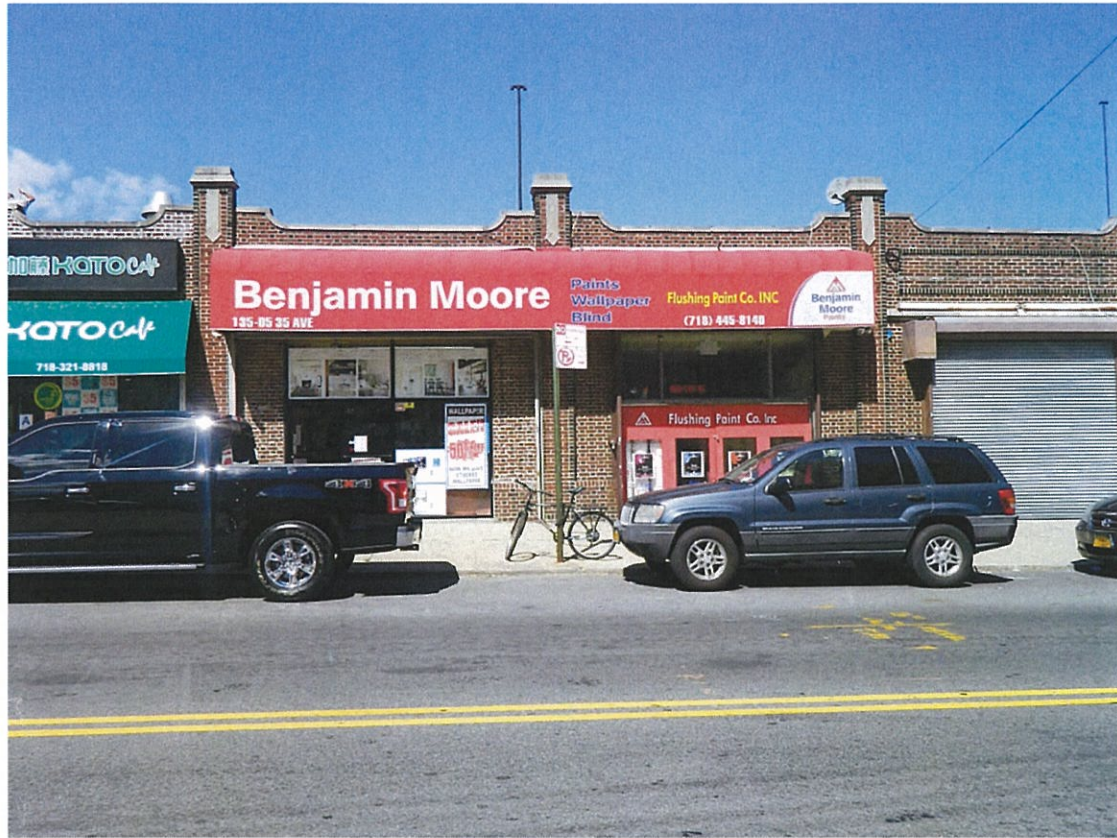


5. View of the Site facing northwest from 35th Avenue.



6. View of 35th Avenue facing west (Site at right).





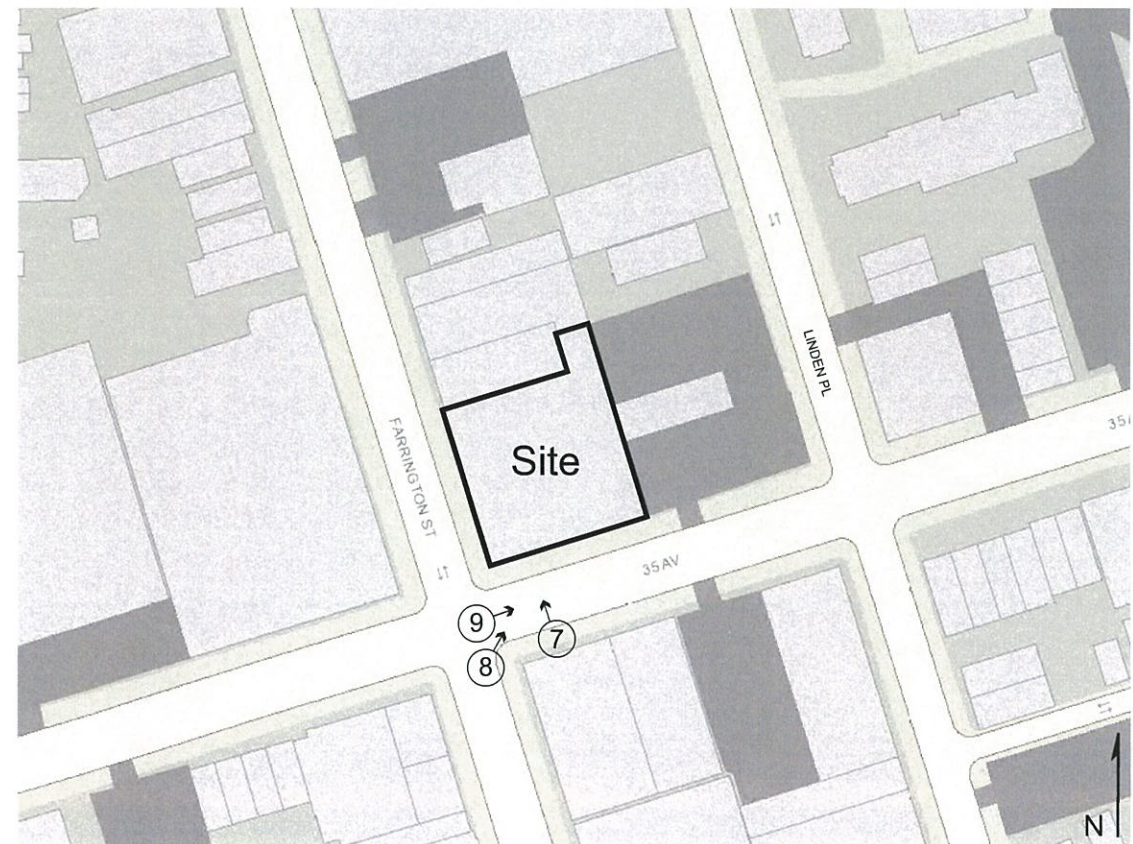
7. View of the Site facing north from 35th Avenue.



8. View of the Site facing northeast from the intersection of 35th Avenue and Farrington Street.



9. View of 35th Avenue facing east from Farrington Street (Site at left).





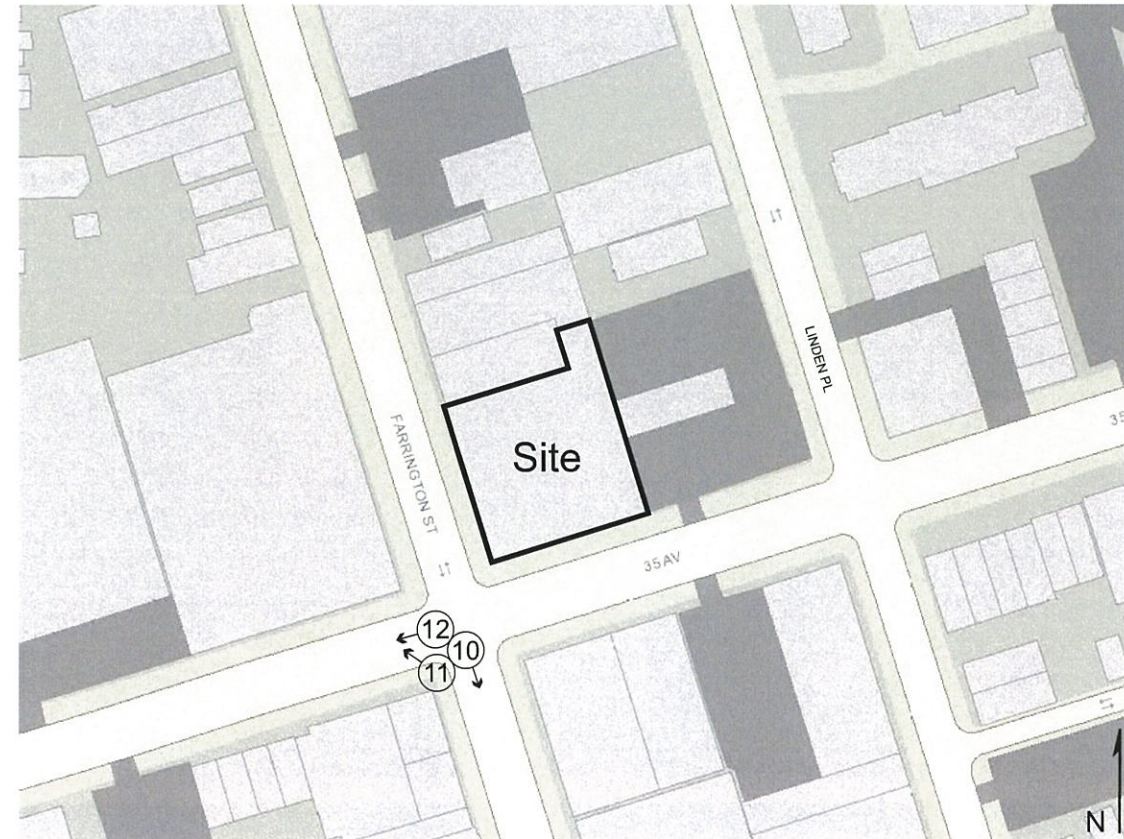
10. View of Farrington Street facing south from 35th Avenue.



11. View of the side of 35th Avenue facing northwest from Farrington Street.



12. View of 35th Avenue facing west from Farrington Street.





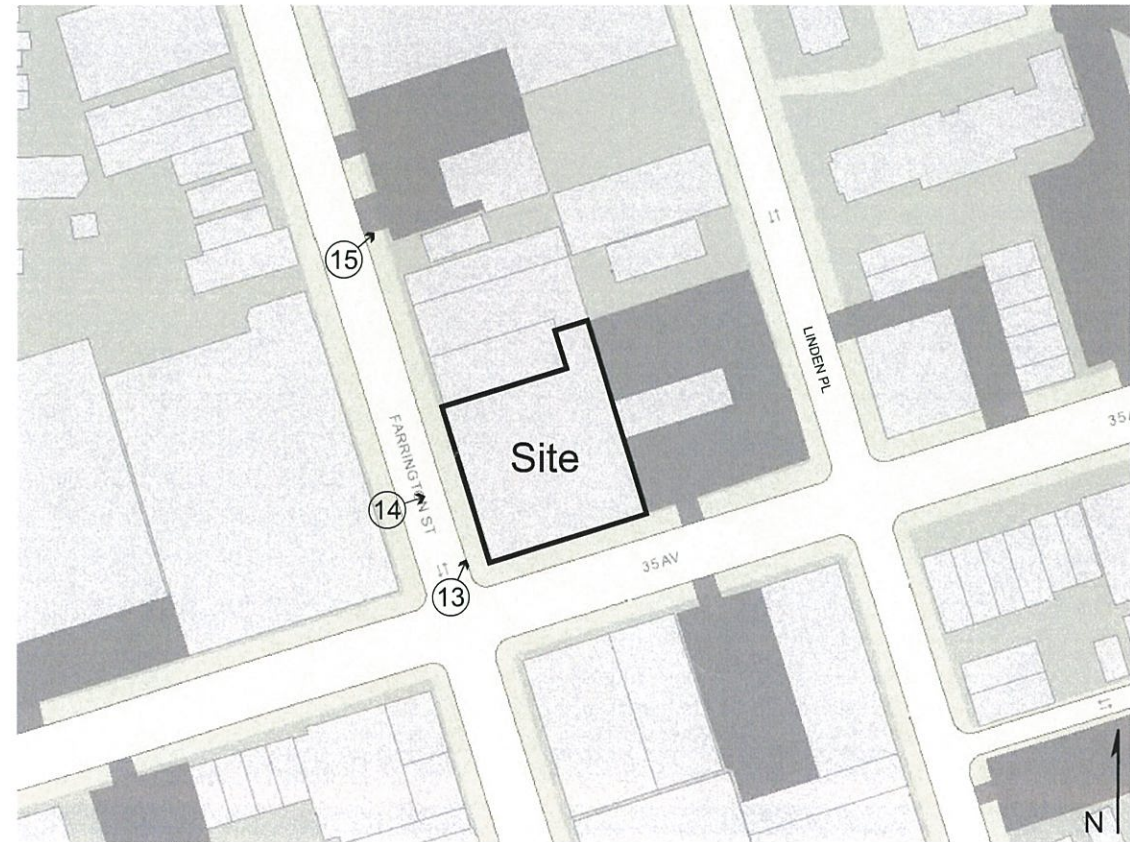
13. View of the Site facing northeast from Farrington Street.



14. View of the Site facing east from Farrington Street.



15. View of the side of Farrington Street facing northeast.





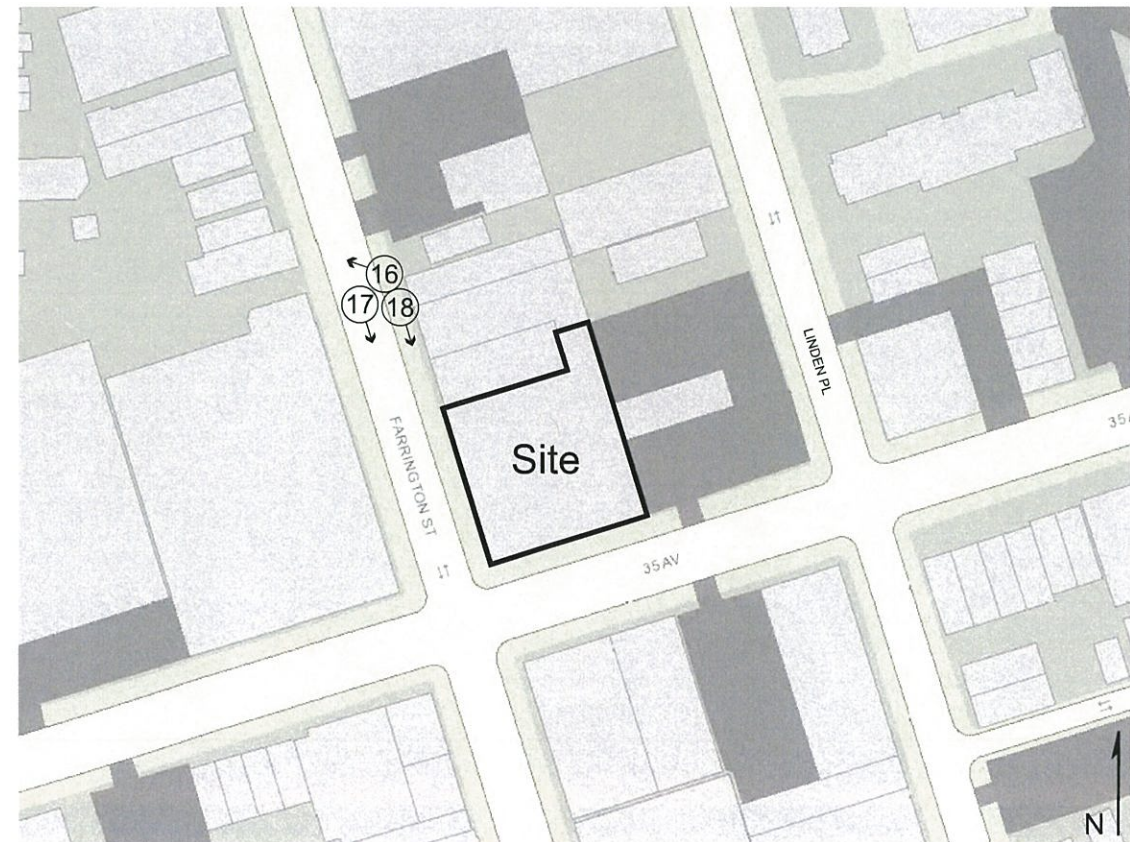
16. View of the side of Farrington Street facing northwest.



17. View of Farrington Street facing south (Site at left).



18. View of the sidewalk along the east side of Farrington Street facing south (Site at left).





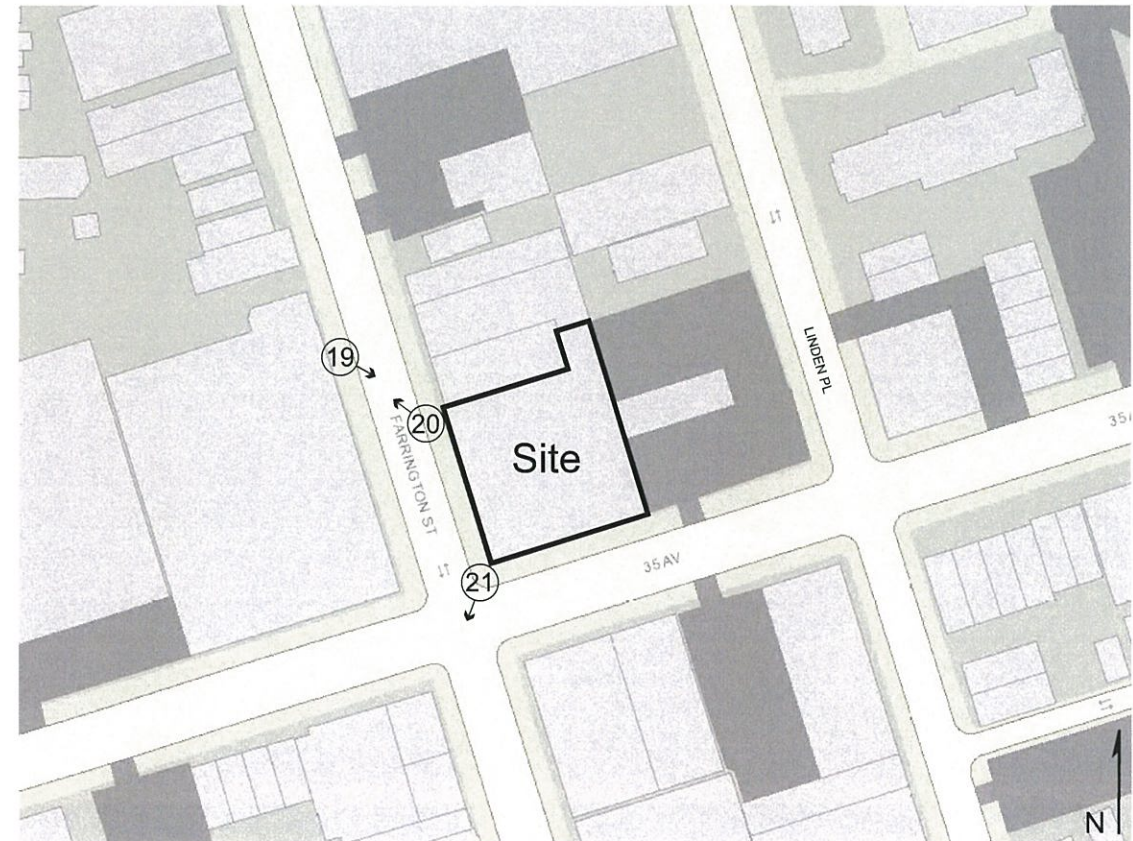
19. View of the Site facing southeast from Farrington Street.



20. View of the side of Farrington Street facing northwest from the Site.



21. View of the side of 35th Avenue facing southwest from Farrington Street.





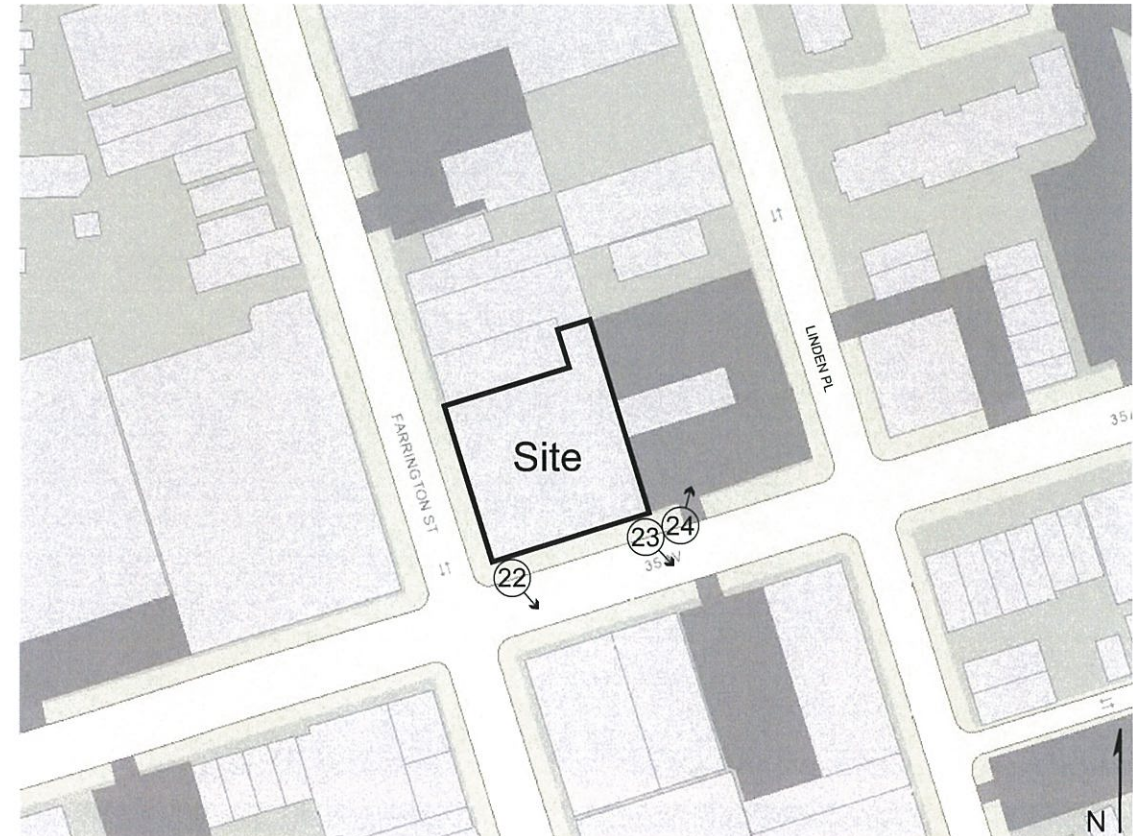
22. View of the side of 35th Avenue facing southeast from the Site.



23. View of the side of 35th Avenue facing southeast from the Site.



24. View of the interior of the lot east of the Site facing northeast from 35th Avenue.



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0752/5 Res. No. _____

in favor in opposition

Date: 9/25/2017

(PLEASE PRINT)

Name: MICHAEL WADSWORTH

Address: 902 BROADWAY, NY, NY, 10010

I represent: PHILIPS HDURES

Address: 902 BROADWAY, NY, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 35th AVE Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: TIMOTHY HENRY

Address: 69 Lakes Avenue

I represent: Smith & Henry Advisory Group, Inc.

Address: 69 Lakes Avenue, Amityville, NY 11701

**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: 9/25/17

(PLEASE PRINT)

Name: Brian Walsh

Address: 25 ...

I represent: 35BT SPID

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Veteran
Alone

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: Alone - Alone

Address: _____

I represent: East Flv

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W 751 Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: Barak Wrobel

Address: _____

I represent: Holland - Knight (K. dose attorney)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W 751 Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: Steve Dellasella

Address: _____

I represent: Bizzi (Developer)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2751 Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: Fernando Alvarez

Address: _____

I represent: SLCE Architects

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: 9/25/17

(PLEASE PRINT)

Name: Joe P...

Address: 2511 1st St.

I represent: UNIT CELL

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: 9/25/17

(PLEASE PRINT)

Name: David Cohen

Address: 2511 1st St.

I represent: UNIT CELL

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

35th Ave

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/25/17

(PLEASE PRINT)

Name: ERIC Palatnik

Address: 32 Bdwy Suite 14

I represent: owner Stemmat

Address: 32 Bdwy Suite 14

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 7886 Res. No. _____

in favor in opposition

Date: Sept. 25, 2017

(PLEASE PRINT)

Name: RAYMOND CHAN

Address: 136-40, 39th Ave Flushing, N.Y.

I represent: OWNER

Address: 35th Ave., FLUSHING.

**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: _____

(PLEASE PRINT)

Name: David Almonte

Address: 300 East 18th St Bronx, NY 10457

I represent: Aracia Network, 1675 Westchester Ave

Address: _____