

# 166-11 91<sup>st</sup> Avenue Zoning Special Permit

ULURP Number: C230262ZSQ  
ULURP Number: N230263ZRQ

Subcommittee on Zoning and  
Franchises Public Hearing

January 23, 2024

Applicant Representative

Sheldon Lobel, P.C.



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

# **Project Summary**

## **166-11 91<sup>st</sup> Avenue, Queens**

### **Block 9796, Lot 47 (the “Development Site”)**

- The Applicant is proposing a special permit pursuant to Zoning Resolution Section 115-60 to modify the bulk regulations for the Special Downtown Jamaica District to permit a development consistent with the height and setback regulations of the Special Downtown Jamaica District as specified in ZR Sections 115-233 and 115-234 without limitations imposed by ZR Section 23-692 (Height limitations for narrow buildings or enlargements).
- The proposed modification is necessary for the proposed development at the Development Site to:
  - (1) Provide the density and scale contemplated with the adoption of the Special Downtown Jamaica District; and
  - (2) Provide much-needed housing in the Jamaica neighborhood of Queens Community District 12.
- The proposed development will be fully compliant with regard to FAR and height and setback standards set forth in the Special Downtown Jamaica District.
- In addition, the Applicant is also proposing a zoning text amendment to Appendix F of the Zoning Resolution to establish the Development Site as a Mandatory Inclusionary Housing Area. The zoning text amendment will ensure the inclusion of permanently affordable dwelling units within the proposed development at the Development Site.

**Proposed Development  
166-11 91<sup>st</sup> Avenue, Queens  
Block 9796, Lot 47 (the “Development Site”)**

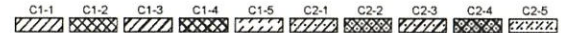
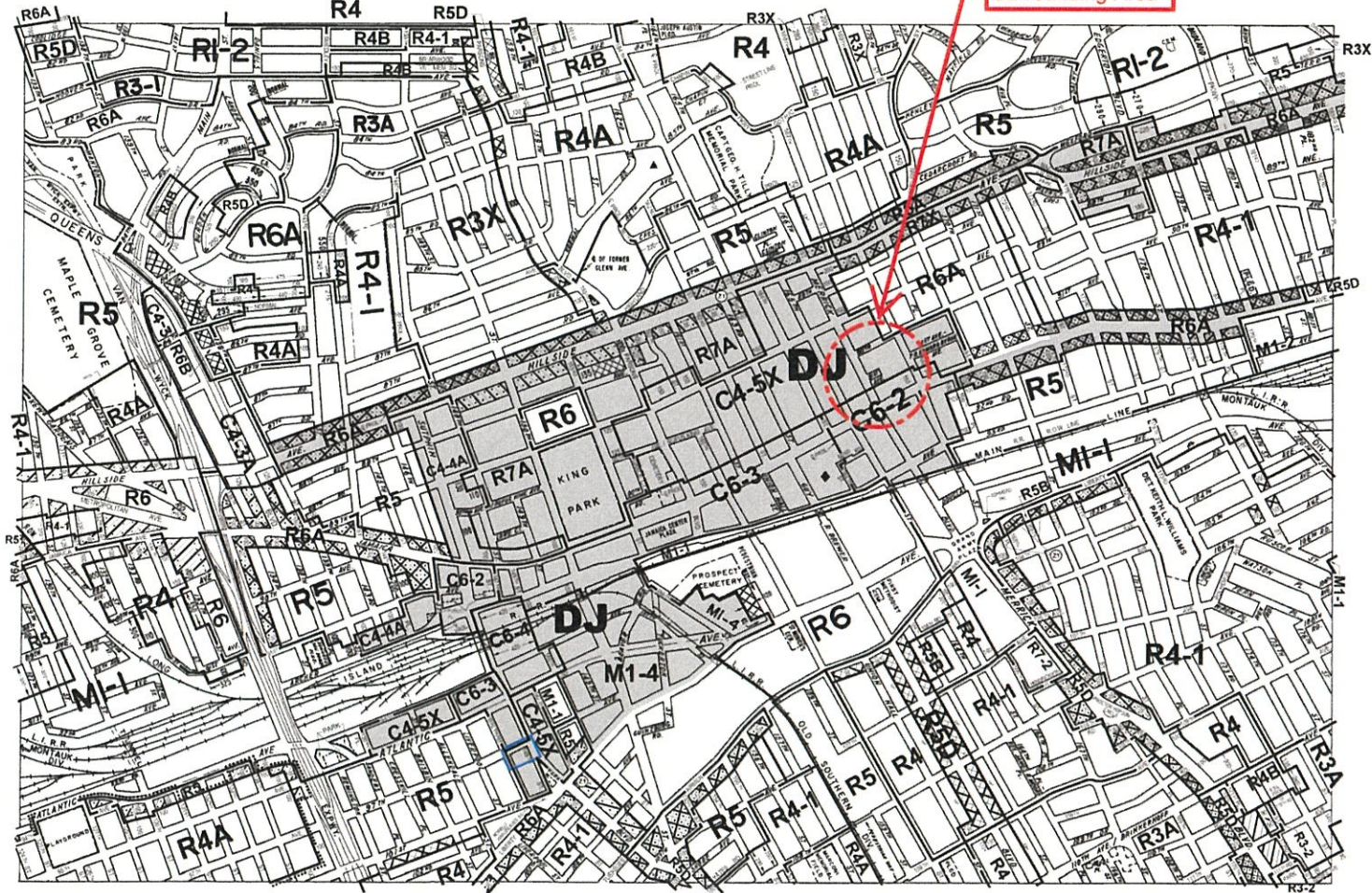
|                  |  |
|------------------|--|
| Stories          | 13 stories plus cellar   |
| Zoning District  | C4-5X  |
| SQFT / FAR       | Residential: 19,112 SF / 5.55 FAR<br>Community Facility: 1,537 SF / 0.45 FAR |
| Height           | 139 Feet   |
| Parking          | Waived per ZR 25-261   |
| Units            | 28 Units   |
| Affordable Units | 8 Units  |



Click blue outline on map to view diagram of proposed zoning change

Surrounding Area

106-11 91st Avenue



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 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:**  
 07-25-2012 C 120195 ZWQ

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "T" restrictive designations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.  
 (21) - refers to zoning resolution section 21-111.  
 CITY MAP CHANGE(S):  
 ◆ AS CORRECTED 7-25-2012  
 ▲ 7-21-2012 C 090353 MVQ

MAP KEY

|     |            |     |
|-----|------------|-----|
| 14a | 14c        | 15a |
| 14b | <b>14d</b> | 15b |
| 18a | 18c        | 19a |

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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 Clerk at (212) 720-3291

ZONING MAP 14d





**NYC Digital Tax Map**

Effective Date 12-08-2008 19:16:44  
End Date Current  
Queens Block: 9796



166-11 91st Avenue

**Legend**

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Proposed Development Site





# 166-11 91st Avenue, Queens













## Area Map

Block: 9796, Lots: 47

### Project Information

-  600' Radius
-  Development Site

### Existing Commercial Overlays & Zoning Districts

- |   |  |   |
|---|--|---|
|  C1-1 |  C2-1 |  Zoning Districts  |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 |   |
|  C1-4 |  C2-4 |   |
|  C1-5 |  C2-5 |   |

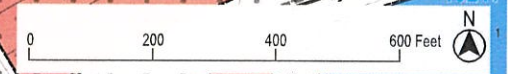
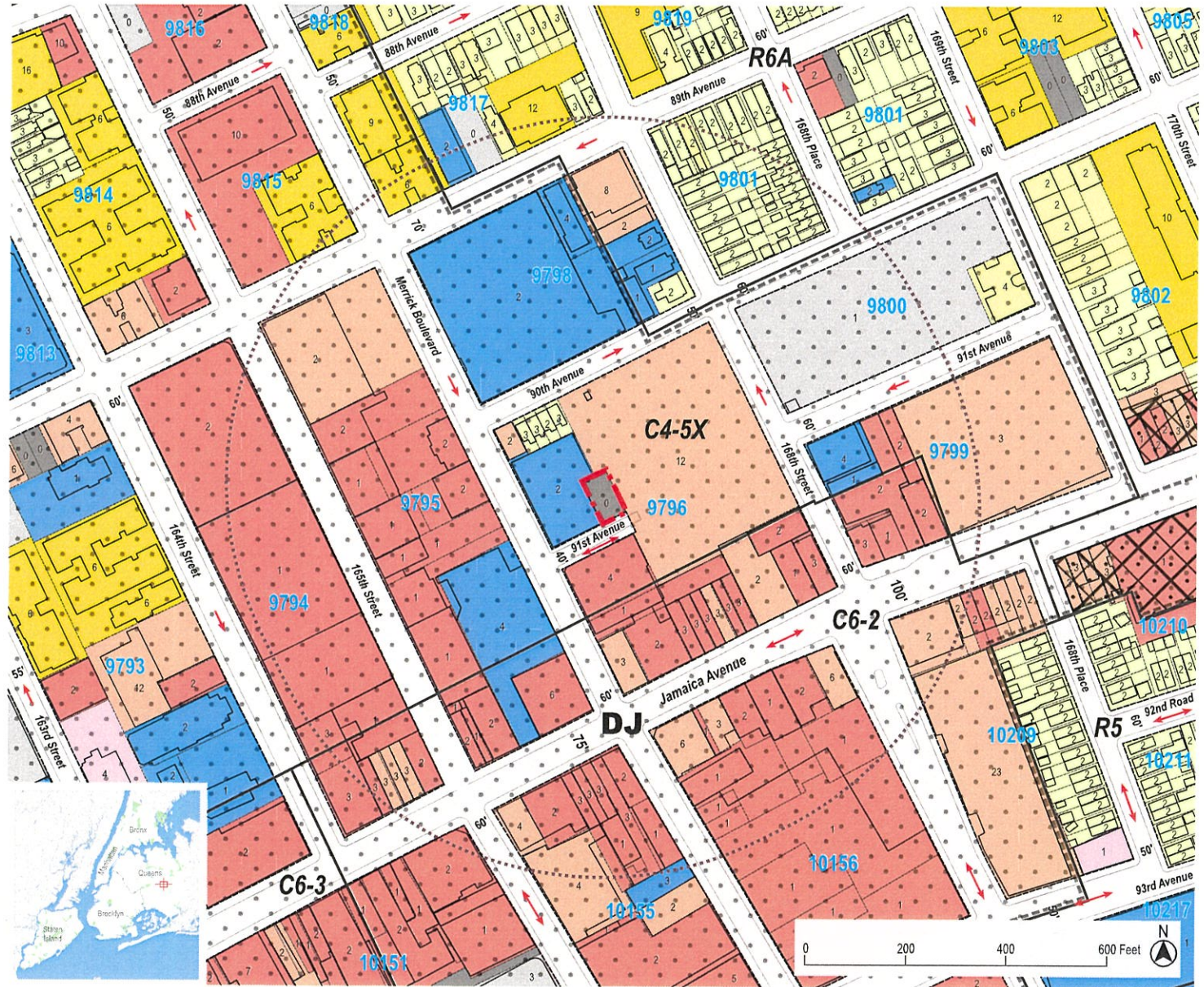
5037 Block Numbers

 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



May 2022

Urban Cartographics





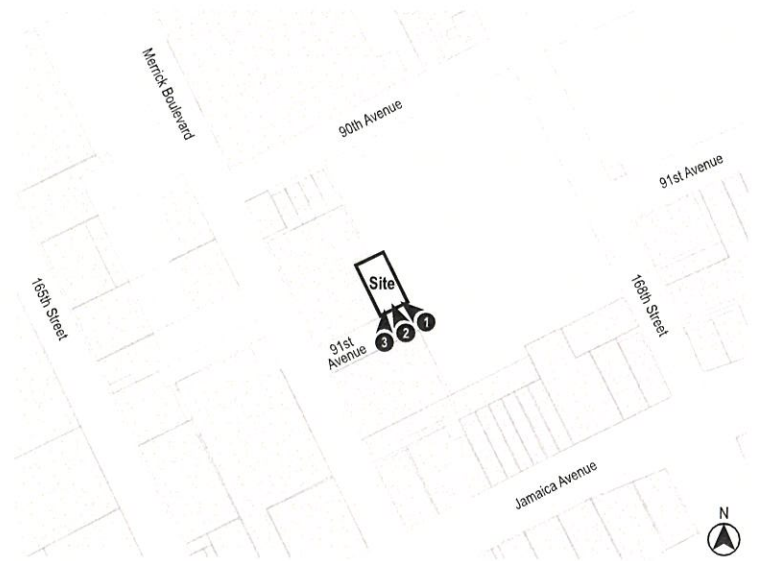
1. View of the Site facing northwest from 91st Avenue.



2. View of the Site facing northwest from 91st Avenue.



3. View of the Site facing north from 91st Avenue.







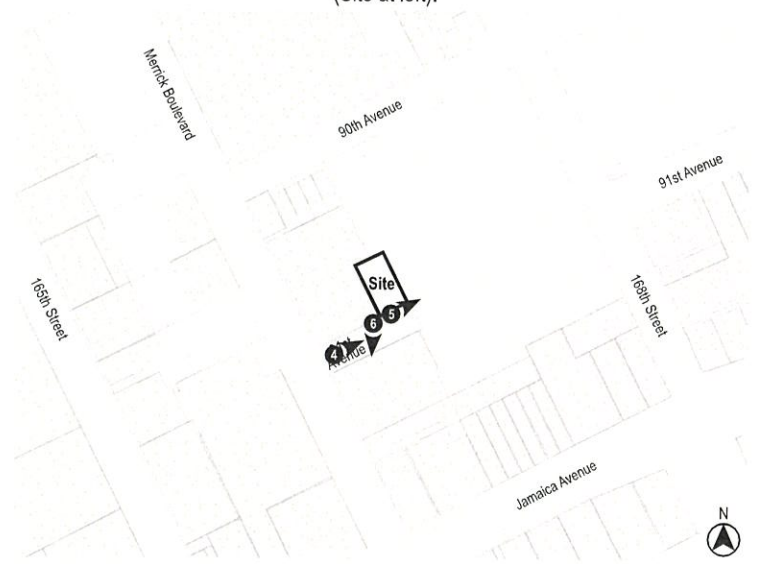
4. View of 91st Avenue facing northeast (Site at left).



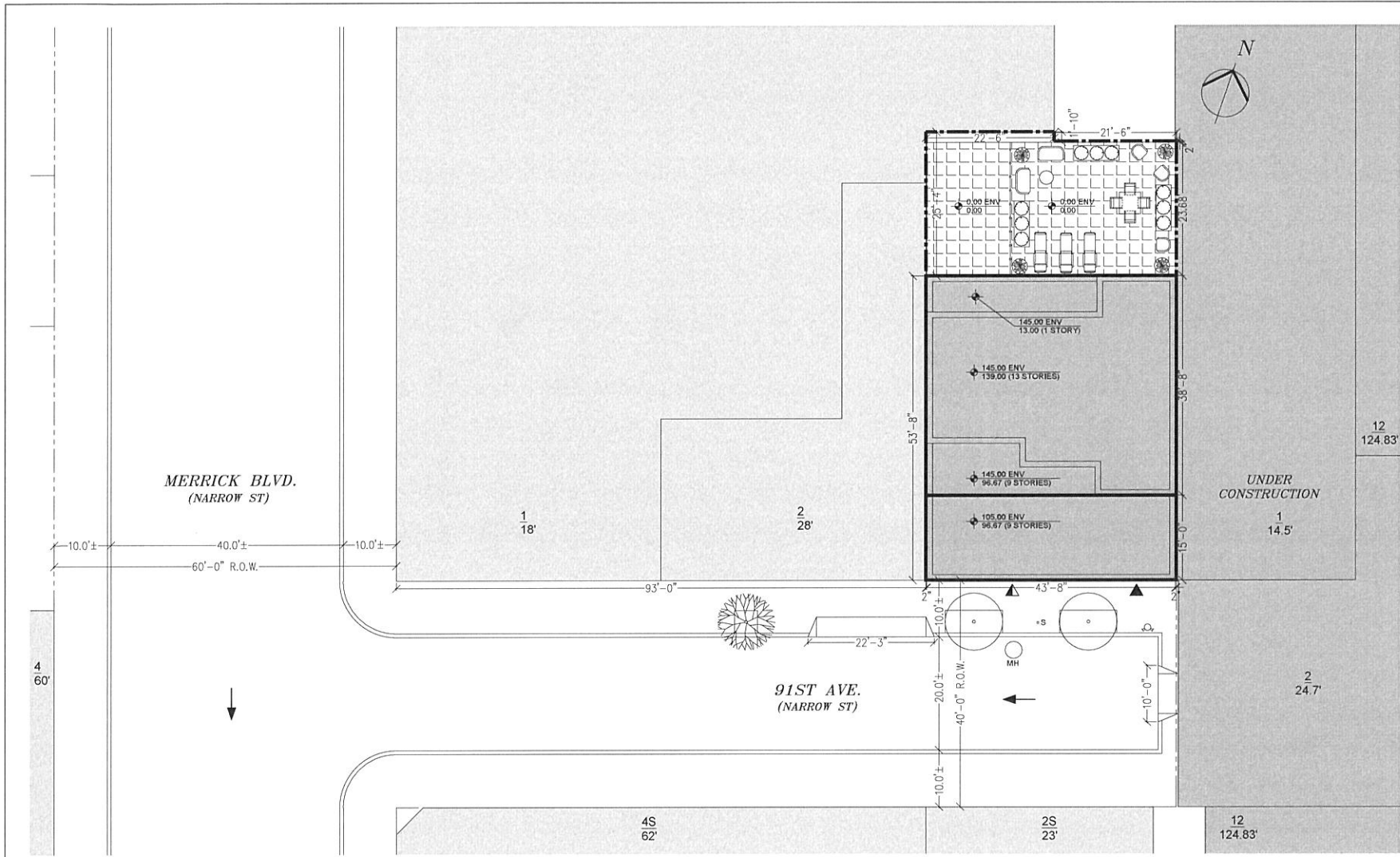
5. View of the sidewalk along the north side of 91st Avenue facing northeast (Site at left).



6. View of the south side of 91st Avenue facing south from the Site.







**1 ZONING LOT SITE PLAN**  
SCALE: 1/8"=1'-0"

**LEGEND:**

- |   |   |  |  |   |   |
|---|---|--|--|---|---|
| <p>▼ COMMUNITY ACCESS POINT<br/>▼ RESIDENTIAL ACCESS POINT<br/>▲ BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY</p> <p>R9 / C2-5 ZONING DISTRICT</p> <p>7 # STORIES<br/>3B # STORIES W/ BASEMENT<br/>1S # STORIES W/ STORE<br/>60' BUILDING HEIGHT</p> | <p>⊙ EXISTING STREET TREE</p> <p>⊙ PROPOSED NEW STREET TREE</p> | <p>⊙ FIRE HYDRANT</p> <p>⊙ EXISTING MANHOLE</p> <p>⊙ EXISTING SIGN</p> <p>⊙ PROPOSED MAXIMUM BUILDING ENVELOPE</p> | <p>→ ROAD DIRECTION</p> <p>— ZONING LOT LINE</p> <p>— ZONING DISTRICT BOUNDARY</p> <p>— ILLUSTRATIVE BUILDING LINE</p> <p>— PROPOSED MAXIMUM BUILDING ENVELOPE</p> | <p>HT +458.50' (RHT +418.50')</p> <p>HT +458.50' (RHT +418.50')</p> <p>HT +458.50' (RHT +418.50')</p> <p>HT +458.50' (RHT +418.50')</p> | <p>PROP. MAX. BLDG. ENVELOPE HEIGHT</p> <p>ILLUSTRATIVE BUILDING HEIGHT</p> <p>EXISTING BUILDING FOOTPRINT</p> <p>PROPOSED/ UNDER CONSTRUCTION BUILDING FOOTPRINT</p> |
|---|---|--|--|---|---|

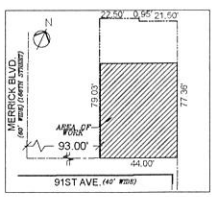
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PROJECT:  
**16611 LLC**  
166-11 91ST AVE., JAMAICA, NY 11432

PROJECT:  
**LU NING ARCHITECTURE**  
136-05 38TH AVENUE, SUITE 9C, 11436DC, NY 11434  
TEL: (718) 375-8637 FAX: (440) 378-8400

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MAP NO.: 14d BLOCK: 9796 LOT: 47  
ZONING DISTRICT: C-43X OCCUPANCY: MIXED USE

PROJECT NAME:  
**166-11 91ST AVE.**  
JAMAICA, NEW YORK, 11432

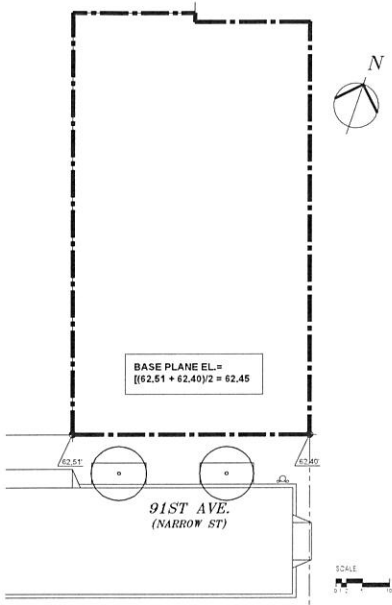
**ZONING LOT SITE PLAN**

SEAL & STAMP OF ARCHITECT

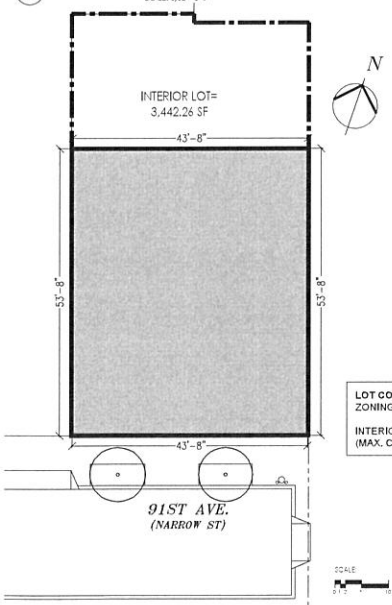
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LU NING  
NO. 10000  
EXPIRES: 12/31/2025

**U-001.00**  
SHEET 1 OF 7

PROJECT: 166-11 91ST AVE



1 BASE PLANE DIAGRAM  
SCALE: 3/32" = 1'-0"



2 LOT COVERAGE DIAGRAM - RESIDENTIAL  
SCALE: 3/32" = 1'-0"

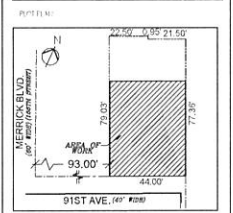
| ZONING CHART                            |   |  |   |   |
|---|---|--|---|---|
| Block / Lot:                            | 9796/ 47  |  |   |   |
| Address:                                | 166-11 91 AVENUE, QUEENS                                |  |   |   |
| Lot Area:                               | 3,442.26  |  |   |   |
| Zoning Map No.:                         | 14d   |  |   |   |
| Zoning District:                        | C4-SX SPECIAL DOWNTOWN JAMAICA DISTRICT WITH MH MAPPING |  |   |   |
| Community District:                     | 12  |  |   |   |
| ZR                                      | Item/Description  | Required/Permitted   | Proposed New  | Comments  |
|   |   |  |   | Compliance Notes  |
| USE                                     |   |  |   |   |
|   | USE GROUPS  |  |   |   |
| 32-15, 115-10                           |   | 1, 2, 3, 4, 6  | 2, 4  | Complies  |
| BULK                                    |   |  |   |   |
|   | FAR   |  |   |   |
| 115-212, 35-21, 23-154(d)(2)(iii)       | Residential   | 6.00 Permitted   | 5.55  | Complies  |
| 33-123                                  | Community Facility                                      | 5.00 Permitted   | 0.45  | Complies  |
| 33-122                                  | Commercial  | 4.00 Permitted   | 0   | Complies  |
|   | Total   | 6.00 Permitted   | 6.00  | Complies  |
|   | FLOOR AREA  |  |   |   |
| 115-212, 35-21, 23-154(d)(2)(iii)       | Residential   | 20,653.56 SF Permitted                                     | 19,112 SF   | Complies  |
| 33-123                                  | Community Facility                                      | 17,211.30 SF Permitted                                     | 1,537 SF  | Complies  |
| 33-122                                  | Commercial  | 13,769 SF Permitted  | 0 SF  | Complies  |
|   | Total   | 20,653.56 SF Permitted                                     | 20,649 SF   | Complies  |
|   | LOT COVERAGE  |  |   |   |
| 115-21 (c)                              | Interior Lot  | 70% (2,409.6 SF)   | 62.6% (2,155 SF)                                      | Complies  |
|   | YARDS   |  |   |   |
| 35-51                                   | Front Yard  | None Required  | None Provided   | Complies  |
| 35-52                                   | Side Yard   | None or 8'   | None Provided   | Complies  |
| 35-53, 23-47, 23-52(b)                  | Rear Yard   | Residential 24.51' (Western), Residential 23.68' (Eastern) | 25'-4" (Western portion), 23'-8" (Eastern portion)    | Complies  |
| 35-53, 33-26                            |   | Community / Commercial 20' (Interior)                      | 23'-8"  | Complies  |
|   | HEIGHT AND SETBACKS                                     |  |   |   |
| 115-23, 23-664(b)                       | Base Height   | 60'-0" Min. / 105'-0" Max. w/ QGF                          | 105'-0"   | Complies  |
| 115-234, 35-23, 23-664(b)               | Building Height   | 145'-0" Max. w/ QGF  | 145'-0"   | Complies  |
| 115-23, 23-664(b)                       | Number of Stories                                       | 14 w/ QGF  | 13  | Complies  |
| 115-233                                 | Setback - Narrow Street                                 | 15'-0" Min. Narrow Street Required                         | 15'-0"  | Complies  |
| 35-21, 23-692                           | Max. Height for Narrow Buildings                        | 40'-0" Max.  | 145'-0"   | Not Compliant Special Permit requested pursuant to ZR 115-60. |
|   | CAR PARKING   |  |   |   |
| 115-51(c), 35-23, 36-33, 25-241, 25-261 | Residential (market rate)                               | 30% of DU (20 units)                                       | Required (20 x .3) = 6, <15, waived. Provided=0       | Complies  |
| 115-51(c), 35-23, 36-33, 25-251         | Residential (income restricted)                         | Income Restricted (8 units)                                | 0 (Transit Zone)                                      | Complies  |
| 115-51(a)(1), 36-21, 36-232(b)          | Community Facility                                      | 1 per 1,000 SF   | Required (1,537 / 1000) = 1.5 <40, waived. Provided=0 | Complies  |
|   | BICYCLE PARKING   |  |   |   |
| 36-711                                  | Residential   | 1 per 2 DU   | Required=14 Provided=14                               | Complies  |
| 36-711                                  | Community Facility                                      | 1 per 10,000 (Use Group 4)                                 | Required= 15 Provided=0                               | Complies  |
|   | STREET TREES  |  |   |   |
| 33-03, 26-41                            | 44' Street Frontage                                     | 1 Tree per 25' of frontage                                 | 91st Avenue = 44' / 25' = 1.76, 2 Trees Proposed      | Complies  |

3 ZONING CHART

OWNER:  
16611 LLC  
166-11 91ST AVE., JAMAICA, NY 11432

ARCHITECT:  
LU NING ARCHITECTURE  
136-20 38TH AVENUE, 5TH FL. FLDNG, NY 11354  
TEL: (718) 395-6637 FAX: (408) 376-6800

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MAP NO. 14d BLOCK 9796 LOT: 47  
ZONING DISTRICT: C4-SX OCCUPANCY: MIXED USE

166-11 91ST AVE  
JAMAICA, NEW YORK, 11432

ZONING ANALYSIS

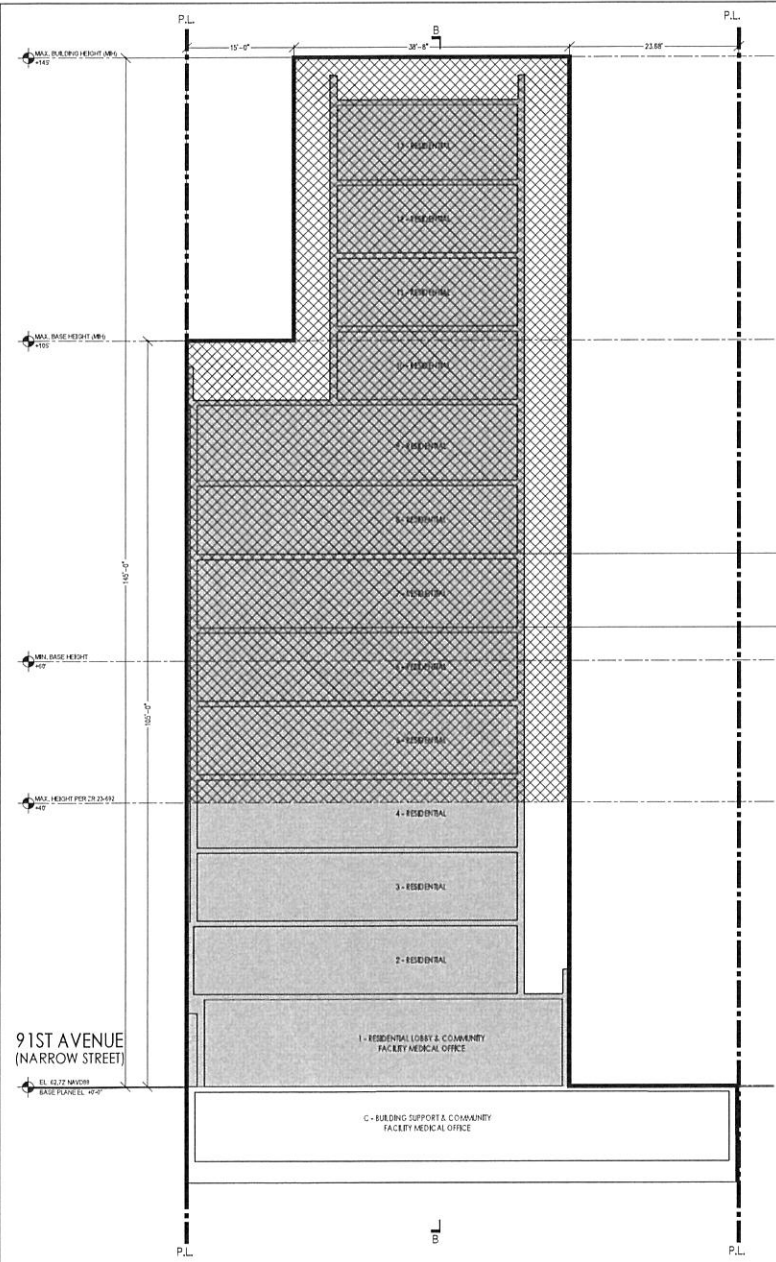
REGISTERED ARCHITECT  
LU NING ARCHITECTURE  
P.L.L.C.  
U-002.00  
SHEET 2 OF 7



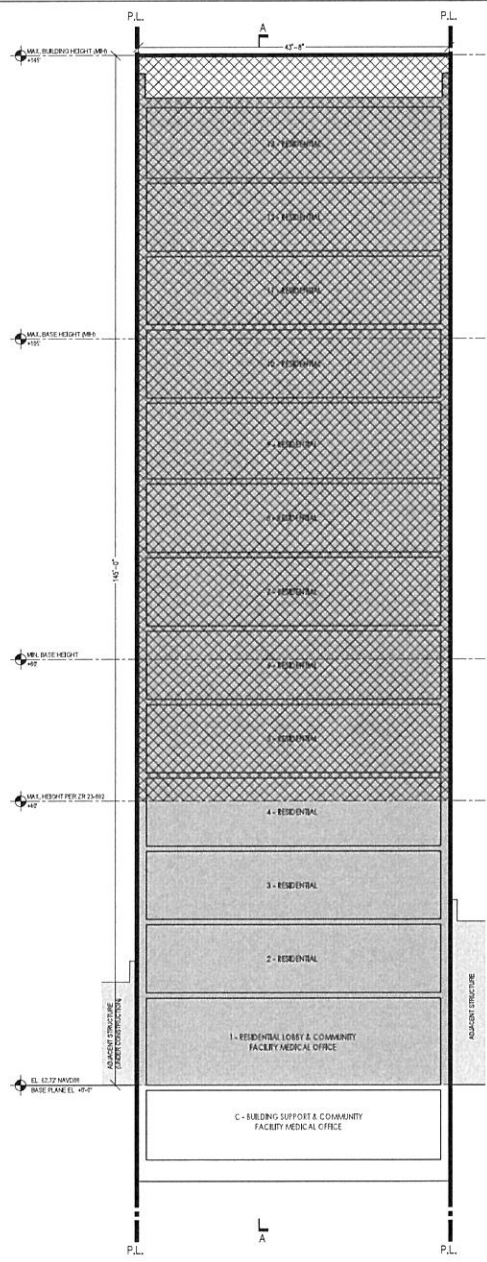








1 WAIVER SECTION A  
SCALE: 1/8" = 1'-0"

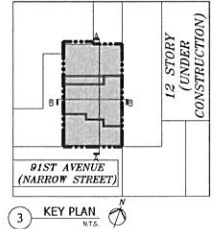


2 WAIVER SECTION B  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE

- HT +458.50' → PROP. MAX. BLDG. ENVELOPE HEIGHT
- HT +448.50' → ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT



**ZONING WAIVER:**

HEIGHT WAIVER REQUESTED PURSUANT TO ZR 115-60.

**GENERAL NOTES:**

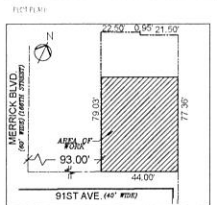
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CLINIC ATTACHABLE TO ALL HOV HOME-USE: 80 EMBLTS

PROJECT  
**16611 LLC**  
 166-11 91ST AVE., JAMAICA, NY 11432

ARCHITECT  
**LU NING ARCHITECTURE**  
 136-20 38TH AVENUE, 5TH FL., FLDING, NY 11354  
 TEL: (718) 375-8637 FAX: (718) 375-8600

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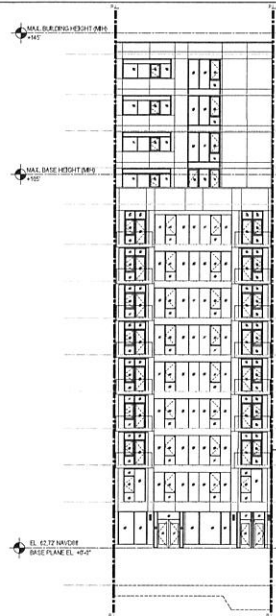


MAP NO.: 14d BLOCK: 9796 LOT: 47  
 ZONING DISTRICT: C-45X OCCUPANCY: MIXED USE

FIGURE: 11-003C-1  
**166-11 91ST AVE.**  
 JAMAICA, NEW YORK, 11432

DRAWING TITLE  
**WAIVER SECTIONS**

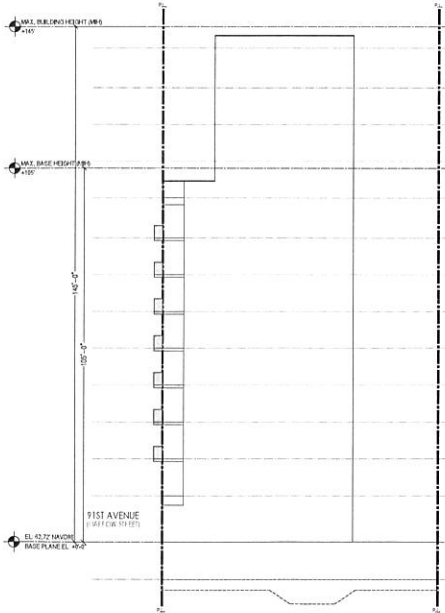
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|---|-----------------|
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|   | SCALE: AS SHOWN |
|   | DATE: 6/20/23   |
|   | SCALE: AS SHOWN |
| <p><b>U-005.00</b><br/>SHEET 5 OF 7</p> |                 |



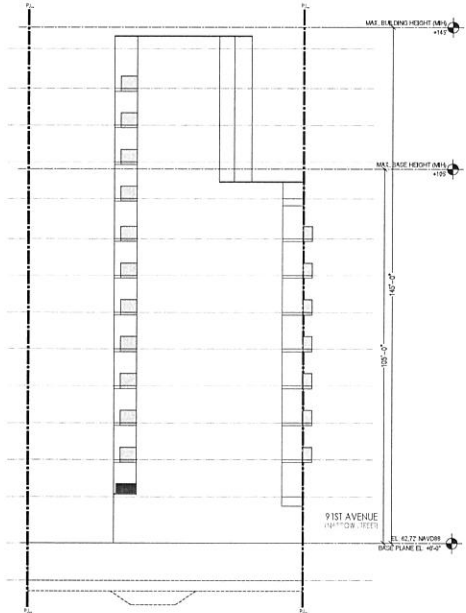
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



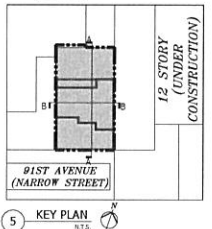
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROP. MAX. BLDG. ENVELOPE HEIGHT (HT +458.50') / ILLUSTRATIVE BUILDING HEIGHT (HT +418.50')
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT



5 KEY PLAN  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

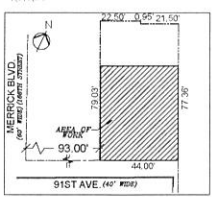
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SCALE:

16611 LLC  
166-11 91ST AVE., JAMAICA, NY 11432

LU NING ARCHITECTURE  
136-20 38TH AVENUE, SUITE 9C, FLUSHING, NY 11354  
TEL: (718) 209-8847 FAX: (718) 209-8840

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MAP NO.: 14d BLOCK: 9796 LOT: 47  
ZONING DISTRICT: C4-SX OCCUPANCY: MIXED USE

166-11 91ST AVE.  
JAMAICA, NEW YORK, 11432

ILLUSTRATIVE ELEVATIONS

REGISTERED ARCHITECT  
STATE OF NEW YORK  
U-006.00  
SHEET 6 OF 7

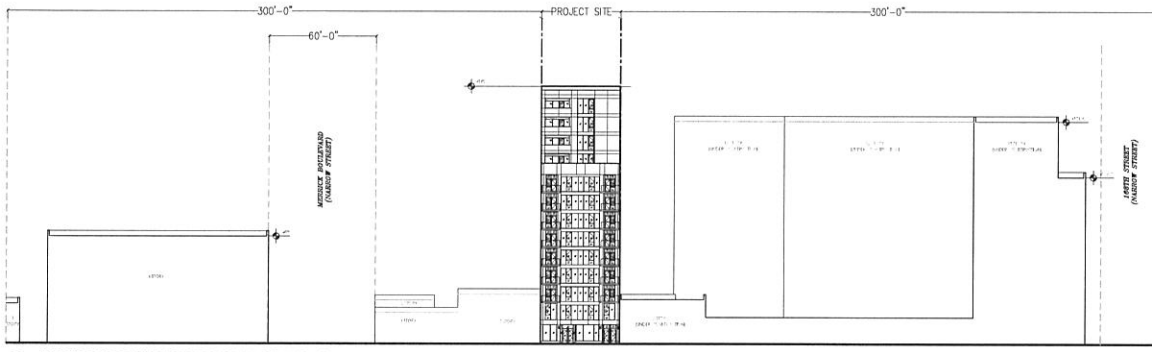


DATE:  
**16611 LLC**  
 166-11 91ST AVE., JAMAICA, NY 11432

ARCHITECT:  
**LU NING ARCHITECTURE**

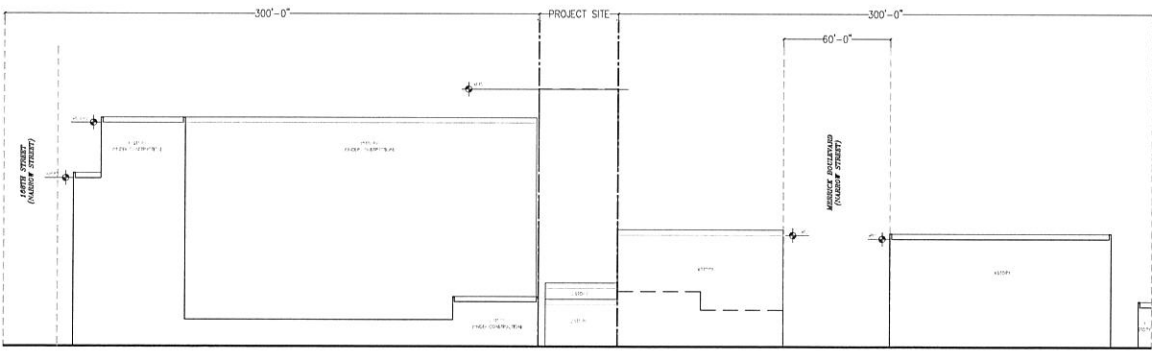
136-20 38TH AVENUE, SUITE 9C, FLUSHING, NY 11354  
 TEL: (718) 375-6637 FAX: (718) 378-8400

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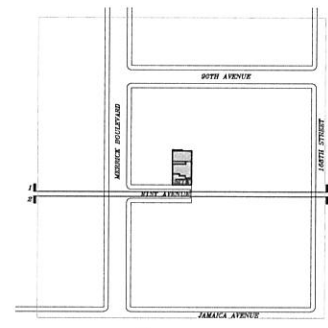
1 NEIGHBORHOOD CHARACTER DIAGRAM LOOKING NORTH  
 SCALE: 1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS  
 0 25 50 100'



2 NEIGHBORHOOD CHARACTER DIAGRAM LOOKING SOUTH  
 SCALE: 1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS  
 0 25 50 100'



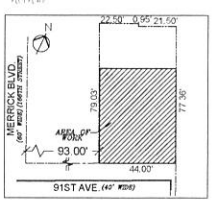
3 KEY PLAN  
 N.T.S.

**LEGEND:**

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY

**GENERAL NOTES:**

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE.



MAP NO.: 14d BLOCK: 9796 LOT: 47  
 ZONING DISTRICT: C4-SX OCCUPANCY: MIXED USE

PROJECT NAME:  
**166-11 91ST AVE.**  
 JAMAICA, NEW YORK, 11432

CHARACTER DIAGRAM:  
**NEIGHBORHOOD CHARACTER DIAGRAMS**

SEAL & SIGNATURE

DATE: 11/20/24  
 DRAWN BY: J. L. LIU  
 CHECKED BY: J. L. LIU  
 DATE: 11/20/24

**U-007.00**  
 SHEET 7 OF 7

PROJECT: 166-11 91ST 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: 1/23/20

(PLEASE PRINT)

Name: NING LU

Address: 136-20 38th Ave Suite 902 Astoria

I represent: Architect NY 11354

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



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. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

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

(PLEASE PRINT)

Name: RICHARD LUBEL

Address: 110 SHELDON LUBEL

I represent: LUBEL PRISTANE Special Permit

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



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

