# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 534 and 535**

**(Res. Nos. 1109 and 1110)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-4 - TWO APPLICATIONS RELATED TO LEFRAK CITY PARKING**

**GARAGE**

**C 190439 ZSQ (L.U. No. 534)**

City Planning Commission decision approving an application submitted by the LSS Leasing Limited Liability Company, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow:

1. a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, second floor and roof of an existing two-story garage building;
2. up to 350 spaces to be located on the roof of such public parking facility;
3. floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and
4. to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [*date of adoption*] that was previously granted a special permit to this Section;

on the property located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District.

**N 190440 ZRQ (L.U. No. 535)**

City Planning Commission decision approving an application submitted by LSS Leasing, Limited Liability Company, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts.

## INTENT

To approve special permit pursuant to ZR Section 74-512 to permit the existing Garage to (i) continue to operate as a public parking garage with more than 150 spaces, (ii) locate parking spaces on the Garage’s roof, and (iii) exempt the Garage’s floor space below a height of 23 feet above curb level from the definition of floor area as set forth in Section 12-10 of the Zoning Resolution; and approve an amendment to ZR Section 74-512 that would require existing public parking garages that were previously granted a permit pursuant to Section 74-512, and are located within a C4-4 zoning district in Queens Community District 4 to provide the number of reservoir spaces at the garage entrance consistent with a finding that the permitted parking facility will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic and pedestrian flow in the surrounding area This finding replaces the finding in Paragraph (c) of Section 74-512 which has a specified number of required reservoir spaces to facilitate the continued use of an existing two-story public parking garage in the Elmhurst neighborhood of Queens, Community District 4.

## PUBLIC HEARING

**DATE:** September 18, 2019

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 3, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 534 and 535.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** October 10, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

King

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Moya