

Application #: <b>C 180154 ZMQ</b>	Project Name: <b>52nd Street Rezoning</b>
CEQR Number: <b>18DCP020Q</b>	Borough(s): <b>Queens</b>
	Community District Number(s): <b>2</b>

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](mailto: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, 31<sup>st</sup> 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 Woodside Equities, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

- changing from an R5B District to an R7A District property bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> Street; and
- establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> Street;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

<b>Applicant(s):</b>  Woodside Equities, LLC. 182-20 Liberty Avenue Jamaica, NY 11412		<b>Applicant's Representative:</b>  Richard Lobel Sheldon Lobel, P.C. 18 East 41st Street, 5th Floor New York, NY 10017
<b>Recommendation submitted by:</b> Queens                  Community Board 2		
<b>Date of public hearing:</b> 11/7/19	<b>Location:</b>	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <p><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></p>		
<b>Date of Vote:</b>	<b>Location:</b>	
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions		
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b> # In Favor: 18    # Against: 11    # Abstaining: 0    Total members appointed to the board: 49		
<b>Name of CB/BB officer completing this form</b> 	<b>Title</b> District Manager	<b>Date</b> 11/7/19



Melinda Katz  
Queens Borough President

## Community Board No. 2

43-22 50th Street, 2nd Floor  
Woodside, New York 11377

(718) 533-8773

Fax (718) 533-8777

Email [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

Denise Keehan-Smith  
Chairwoman

Debra Markell Kleinert  
District Manager

December 4, 2019

Ms. Marisa Lago  
Director  
Department of City Planning  
City Planning Commission  
Calendar Information Office  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

RE: Revised Letter  
DCP - ULURP Project Application, 52<sup>nd</sup> Street Rezoning  
Zoning Map Amendment ULURP No. 180154ZMQ and Text Amendment N180155 ZRQ.

Dear Ms. Lago:

On November 7, 2019 Community Board 2 held a public hearing concerning the DCP ULURP Project Application 52<sup>nd</sup> Street Zoning Map Amendment ULURP No. 180154ZMQ and Text Amendment N180155 ZRQ.

At that meeting with a quorum present a motion was made and seconded to approve the application for the (1) zoning map amendment to rezone the proposed project area from an R5B zoning district to an R7A/C2-3 zoning district and (2) a zoning text map amendment to map a Mandatory Inclusionary Housing (MIH) Designated Area, with the following stipulations:

- The total unit count for this project will be 60 residential apartments
- The number of parking spaces will be 43
- The development will provide 5000 square feet of usable community facility space and 4000 square feet of retail space
- The development will have a “green” roof
- The developer will utilize MIH Option 1

The Community Board also recommended that the Developer:

- employ prevailing wage jobs for construction and building service workers
- lease the community facility space to a community based not for profit organization at a below market rate or a school.

The vote was 18 in favor, 11 opposed, and 0 abstentions.

If you have any questions, please contact CB 2.

Sincerely,



Debra Markell Kleinert  
District Manager

DMK/mag

cc: Honorable Alexandria Ocasio-Cortez, US Congress  
Honorable Carolyn B. Maloney, US Congress  
Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Brian Barnwell, NYS Assembly  
Honorable Michael DenDekker, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Jimmy Van Bramer NYC Council Member  
Honorable Daniel Dromm, NYC Council Member  
Honorable Melinda Katz, Queens Borough President of the Borough of Queens  
Honorable Sharon Lee, Deputy Borough President  
Irving Poy, Queens Borough President's Office  
John Young, Department of City Planning  
Alexis Wheeler, Department of City Planning  
John Perricone, Queens Borough President's Office  
Richard Lobel, Sheldon Lobel, P.C.  
Denise Keehan-Smith, Chairwoman, CB 2  
Lisa Deller, Chair, Land Use Committee

DCP ULURP Project Application – 52<sup>nd</sup> Street Rezoning