



Queens Community Board 13

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Sharon Lee
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Vicky Morales-Casella
Chief of Staff

Clive Williams
Chair

Mark McMillan
District Manager

Land Use Committee

Monday, March 2, 2020 @ 7:30 pm

219 – 41 Jamaica Avenue (Board Office)
Richard Hellenbrecht, Chair & Bess DeBetham, Vice Chair

AGENDA

- a. Introductions
- b. Presentation

- BSA 188-00-BZ, 133-33 Brookville Boulevard, **Rosedale**

This application is for a waiver of the Board's Rules of Practice and Procedure to extend the term of the previously issued special permit for the existing non-accessory radio tower design and an amendment to the same special permit for a modification to the existing facility on the property located at 133-33 Brookville Boulevard, Rosedale, NY 11422. The special permit for the existing facility was originally approved on December 5, 2000, (188-00-BZ), for a 10 year term. The existing facility has been designed to resemble a flagpole and has existed for over 19 years. The existing facility supports Sprint's Facility providing its FCC licensed communication services, including emergency services and personal wireless services, to the surrounding area. The proposed modification to the facility is to replace three antennas. This modification qualifies as an eligible facilities request as the replacement of the antennas will not substantially change the physical dimensions of the facility.

- BSA 2020-3-BZ, 142-18 Hook Creek Boulevard, **Rosedale**

This application has been filled to permit construction of a residential building within the bed of a mapped but unbuilt street. The subject site is located on the west side of Hook Creek Boulevard north of the intersection of Hook Creek Boulevard and 139 Avenue. The premises are located within an R3X zoning district and are currently vacant. It is proposed to develop the subject with a two-family residential building that will comply and conform to all requirements of the underlying zoning district.

- ULURP Applications # 2002462MQ & # N002472RQ, Springfield Gardens

“Preliminary Discussion - Not Yet Certified” These applications are for a zoning map amendment and a zoning text map amendment at the above listed locations. The proposed zoning map amendment will facilitate the development of a new eight-story plus cellar mixed-use 42 dwelling residential building with a commercial ground floor. The zoning text map amendment will establish the proposed project area as a Mandatory Inclusionary Housing designated area dedicating 25 percent of the residential floor area as affordable. The applicant is seeking additional input from Queens Community Board 13 and Council Member Donovan Richards regarding the level of affordability for the proposed development.

c. Discussion

- ULURP 200252ZMQ, 245-01 — 245-25 Jamaica Avenue, Bellerose

“Preliminary Discussion - Not Yet Certified” - This application proposes a zoning map amendment to rezone 245-01 — 245-25 Jamaica Avenue, to expand the permitted commercial uses at the proposed development site and to permit the applicant to file a special permit application to legalize a physical culture establishment “PCE” within the existing commercial building.

d. Old Business

e. New Business

- Community Concerns

f. Adjourn

Next Land Use Meeting, Monday April 6, 2020 @ 7:30 pm