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**MARKETPLACE**

# Luxury Condo With Retail Space Coming To Dutch Kills

**BY JON CRONIN**  
*Editor*

**S**tate Attorney General Eric Schneiderman recently approved the offering plan for a new 42-unit condominium on the corner of 27th Street and 37th Avenue in Long Island City.

The six-story luxury residential condominium—known as The Smyth—will be part of a

75,000-square-foot mixed-use building with one floor of retail and another floor of office space.

Eric Benaim—a sales and marketing agent from Modern Spaces, which is handling sales for the developer, DA Development in Manhattan—said that the new building will have 78 parking spaces. It will also feature a roof deck and virtual door man.

“It is definitely a luxury product,” said Benaim. “The developer didn’t spare a penny on planning the product and offering a high-end building.”

The building, which is located in the up-and-coming neighborhood of Dutch Kills, should be finished within the next 14 months, Benaim

said. He added that construction began approximately a month ago and is almost completed on the foundation. He noted that the developer did not want to start selling units until people could see the structure of the building. He estimated that sales will begin in March or April. Pricing is currently running at \$1,150 per square foot.

The condo is a five-minute walk to the M line and just a short ride away from Midtown Manhattan. From the building, it is a two-minute walk to the Dutch Kills playground, a large park in the area, and a 15-minute walk to Queensbridge Park, which is located in the shadow of the Queens-

boro Bridge and on the shore of the East River with views of the Manhattan skyline. The building is also in walking distance of the borough’s Museum of the Moving Image and a number of popular eateries.

Benaim said that there are a number of hotels in the area and some are still in construction.

DA Development also has one hotel in Manhattan on Park Avenue South as well as restaurants, a club under design, a building on 30th Street near Murray Hill and another under construction in Times Square.

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COURTESY OF DA DEVELOPMENT

# Announcement on T Building Expected Soon

BY JAMES FARRELL *Staff Writer*

The historic T Building—of the Queens Hospital Center in Jamaica—may include a community facility as part of its redevelopment. At least, that’s what Councilman Rory Lancman (D-Hillcrest) hinted at a recent town hall meeting with Mayor Bill de Blasio in Briarwood.



Community Board 8 has been discussing plans for the vacant T Building with the developers, Dunn Development, and owners, New York City Health + Hospitals. While the discussion has mostly been focused on Dunn Development’s more divisive proposal to build supportive housing at the site, CB 8 has also been trying to secure space for some sort of a community facility to serve the area. The old T Building is in Jamaica, near Parsons Boulevard and Goethals Avenue and across the street from the Parkway Village Co-ops.

“Those who want to see the space available for a community center, I think will be very pleased in the coming days,” Lancman said, responding to a question about the building during the town hall. “Who will fill that space and what programming they will have, that remains for them to figure out.”

Josh Levitt, a spokesman for Lancman, declined to offer specifics about the facility, but confirmed that there would be an announcement on the issue at some point before the holidays.

Kevin Forrestal, a member of Community Board 8, said that he was unaware of what Lancman could have in mind for the space. He explained that there had always been talks of including a community facility as part of the development, but the board had requested that the space be provided to a community center free of charge. Possible services could include a doctor’s office, day care, after-school programming, senior center or other such services.

“The community board asked that [a community facility] be provided for various community services at no charge to whoever will be running it, so it would be a better facility,” he said. “There were outreaches to vari-

ous community organizations and there was an expression of interest. I don’t know whether that effort will be recognized with whatever Rory Lancman comes up with or not.”

He added that Dunn Development, which could not be reached for comment, had previously indicated that the board’s requests could be possible.

The T Building, which opened in 1941, is the old tuberculosis hospital of the Queens Hospital Center, but its use as a medical facility declined over the years. Now, it sits in disrepair and the community has long discussed what to do with it. In 2014, CB 8 voted to demolish the building, beginning a fight by preservationists to save it for its historical value.

The latest plans by Dunn Development would include 75 supportive housing units that would provide space for homeless individuals with mental illness, along with more than 100 low- and moderate-income housing units. Many in the community, especially in the neighboring Parkway Village, have expressed concerns about safety—especially with the nearby Par Central Motor Inn operating as a controversial homeless center. At the town hall, the mayor’s administration indicated that the motel would stop housing the homeless “sooner rather than later.”

Others, including Forrestal and others from Community Board 8, support the proposal, arguing that Dunn Development has a history of running such facilities effectively.

The project would have to be approved by the City Council, which historically votes on these projects in line with the opinion of the local council member—in this case, Lancman. Whether the impending announcement signals Lancman’s support for the project has yet to be seen.

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# Brownfield Cleanup At Silvercup West Site

BY ARIEL HERNANDEZ Staff Writer

Several parcels at Long Island City's Silvercup Studios have undergone a cleanup through the state's Brownfield Cleanup Program (BCP), according to the Department of Environmental Conservation (DEC).

The cleanup included Silvercup West's Parcels A, B, C and D—which are located at 41-98 through 42-16 Vernon Blvd.

The 119,250-square-foot site was originally used for industrial and manufacturing purposes.

As part of the contamination cleanup, parcels A, B and C received a complete excavation and off-site disposal of approximately 8,343 tons of petroleum-contaminated soil, 193 tons of elevated metals-impacted soil and 750 tons of historic fill material, in addition to the removal of two underground storage tanks, one historic tank base and appurtenances, the DEC said.

In an effort to prevent potential migration of petroleum to the East River, a bulkhead cutoff wall was installed along the northern boundary of parcel A. Some of the other completed works were the removal and off-site disposal of approximately 4,238 gallons of petroleum free product and impacted groundwater that was observed at the base of the site and construction of a site cover that includes a combination of a cover, two feet of gravel and recycled concrete.

The BPC also implemented a Publication of a Site Management Plan (SMP) for the long-term management of the remaining contamination. Through an environmental easement, the management would include institutional and engineering controls, monitoring, operation and maintenance and reporting. The reason for recording the environmental easement is to prevent future exposure to any remaining contamination at the site, according to the DEC.

Through the BCP, approximately 28 tons of material contaminated with petroleum and soil was removed from parcel D since it exceeded the commercial use of soil



Silvercup Studios

cleanup objectives (CSCOs) to the extent feasible. In addition, approximately 137 tons of hazardous lead contaminated material and 284 tons of historic fill were removed.

A vapor barrier was placed beneath the parcel D building slab, in addition to foundation sidewalls to eliminate potential for the migration of soil vapor pouring into the structure.

The next step to this project is making the information available to the public. After a certificate of completion is issued, it will be an-

nounced in a fact sheet that will be sent to the site's contact list.

The volunteer designated to the site will be able to redevelop the site after receiving the certificate of completion, not have liability to the state for any contamination at the site and be eligible for tax credits to offset a portion of the costs of performing cleanups.

Also, if a volunteer were not to comply with the terms of its BCP agreement with the NYSDEC, the certificate of completion may be modified or revoked.

## Affordable Housing Lottery Open in Jamaica

BY TRONE DOWD Editor

The newly constructed Alvista Apartments in Downtown Jamaica is officially open to applicants looking to take advantage of the affordable housing units.

The 24-story building, located at 147-36 94th Ave., will have 379 units available for rent. The apartment building will feature a laundry room, playroom, outdoor courtyard, bike storage, fitness center, yoga room, business center, rooftop terrace, indoor lounge and parking for residents who are willing to pay an additional fee.

At least 95 of the available units have been set aside for people making less than the area's median income. For individuals and families making 50 percent of the area median income—which is between \$26,572 and \$51,550 per year—15 units will be up for grabs. For individuals and families making 60 percent of the area median income—which is between \$31,989 and \$61,860 per year—80 units are available.

To apply, visit <https://www.alvistatowers.com>. The deadline for the lot-



Alvista Apartments in Downtown Jamaica

tery is Jan. 2. Applicants can register online or request a paper form by sending a letter to 316 West 118th St., 4th Floor New York, NY 10026.

Reach reporter Trone Dowd via email at [tdowd@queenspress.com](mailto:tdowd@queenspress.com) or by phone at (718) 357-7400, ext. 123.

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