



CITY PLANNING COMMISSION

August 18, 2021 / Calendar No. 35

C 210337 PCQ

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of the property located at 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) to use as a new neighborhood senior center, Borough of Queens, Community District 4.

The New York City Department for the Aging (DFTA) and the New York City Department of Citywide Administrative Services (DCAS) filed this application for a site selection and acquisition on March 22, 2021. The proposed action would facilitate the use of a new, approximately 7,100 square-foot senior center, to be located at 96-05 Horace Harding Expressway in the Corona neighborhood of Community District 4.

BACKGROUND

The applicants seek a site selection and acquisition of an approximately 7,100 square-foot space within an existing six-story office building at 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114), which is occupied by other City, state, and federal agency offices. The space is currently vacant and was formerly used by the Department of Environmental Protection (DEP), whose offices have been relocated to other areas of the building. Other uses on Block 1918 include a two-story public parking garage, a post office, and a coffee shop, located on Lots 18 and 25 with frontages on Junction Boulevard, as well as a 20-story office building that is also occupied by several government offices. The remainder of the block is developed with the LeFrak City residential complex, built between 1962 and 1971. The complex comprises 20 16-story residential towers that houses approximately 15,000 residents.

The surrounding area is characterized by residential, commercial and community facility uses. The project area (Block 1918, part of Lot 114), is bounded by Junction Boulevard to the west, Horace Harding Expressway to the south, and the LeFrak City residential complex to the north and east. Junction Boulevard (80 feet wide), Horace Harding Expressway, and Queens Boulevard (200 feet wide) are all wide, major streets. Horace Harding Expressway is the service

road that runs parallel in either direction to the Long Island Expressway. South of the project area, C4-2F and C4-2 zoning districts concentrate regional destination retail malls along these major corridors. Rego Center Mall is located just south of the project area, and the Queens Center Mall is located one block west of the project area in a C4-5X zoning district. Local retail uses are concentrated north of the project area along 57th Street and on the eastern portion the block, with frontage on 99th Street, in a C2-2 commercial overlay. This commercial corridor contains small delis, discount stores, and other uses that serve the local community.

The remainder of Block 1918 is mapped with an R6 district and is developed with the residential complex known as LeFrak City, which in addition to 4,600 residential units, also includes a branch of the Queens Borough Public Library, day care centers, and small local retail stores. R7B districts are mapped east and west of the project area, and an R6B district is mapped north of the project area. These districts are developed with two-to-three attached residences and six-to-seven-story multi-family elevator buildings, most of which have ground floor community facility uses such as medical and dental offices. There are multiple 15-to-17-story multi-family elevator buildings south-east of the project area in an R7-1 district.

The southern portion of Block 1918 is adjacent to Horace Harding Expressway and Interstate 495, known as the Long Island Expressway, which connects New York City to Long Island. Other modes of transportation in the area include the M and R subway lines with two stations near the project area along Queens Boulevard. The Woodhaven Boulevard station is located approximately three blocks west of the project area, and the 63rd Drive-Rego Park station is located approximately two blocks south of the project area. Bus lines in the surrounding area include the Q38, Q59 and Q88, and express buses QM12 and QM42.

The proposed senior center would total approximately 7,100 square feet and would be located at the south-east corner of the ground floor of the existing building at 96-05 Horace Harding Expressway. The applicants would also provide a new entrance door and ADA-accessible ramp to provide access from the sidewalk fronting on Horace Harding Expressway. No exterior redevelopment or building enlargement would occur. The proposal would only require interior renovation to reconfigure the existing former DEP office space to create a suitable environment for a senior center.

The proposed senior center would serve approximately 105 seniors daily, operating Monday through Friday from 8:00 am to 5:00 pm. A variety of activities would be offered, including meal service, case assistance, education, recreation, health promotion, and nutrition education. The space would include staff offices, a computer room, a multi-purpose exercise room, an art room, a kitchen to provide on-site meals, a cafeteria, and restrooms.

DFTA plans to contract with Elmcot Youth and Adult Activities, Inc. as the service provider to operate the daily functions of the senior center with approximately ten employees.

ENVIRONMENTAL REVIEW

This application (C 210337 PCQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is DFTA. The designated CEQR number is 21DFA001Q.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on March 23, 2021.

UNIFORM LAND USE REVIEW

This application (C 210337 PCQ) was certified as complete by the Department of City Planning on April 19, 2021 and was duly referred to Queens Community Board 4 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 4 held a public hearing on this application (C 210337 PCQ) on May 11, 2021, and on that date, by a vote of 36 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 210337 PCQ) was considered by the Queens Borough President, who on July

22, 2021, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On June 23, 2021 (Calendar No. 11), the City Planning Commission scheduled July 14, 2021, for a public hearing on this application (C 210337 PCQ). The hearing was duly held on July 14, 2021 (Calendar No. 34). Two speakers testified in favor of the application and none in opposition.

The applicant representative, testifying in favor of the application, stated that the surrounding area's access to public transit and walkability, and the need to provide a growing aging population with essential services, makes this an appropriate location for a new senior center. The speaker also stated that the need for a new senior center has been requested by Queens Community Board 4 in the past five District Needs Requests.

Another applicant representative who spoke in favor of the application stated that the space is currently leased by DEP. If this application is approved, the applicant would modify the lease for DFTA to extend through June 2043.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a site selection and acquisition is appropriate.

The Commission notes that the location of the proposed senior center will benefit the population in the surrounding area. This proposal is also consistent with the need for more senior services identified by Queens Community Board 4 in their past five CD4 Statement of Needs reports.

The Commission believes that senior centers are vital to the city's aging population by providing much needed social programming, case management assistance, meal service and other support services. The proposed site is well suited to enable and support the provision of such services. The Commission acknowledges that DFTA and DCAS will be working with the Department of Transportation to install a new drop-off/pick-up sign at 96-05 Horace Harding Expressway, to ensure that the seniors visiting the center who depend on vehicle drop-off have a safe and secure

area to access the center. The Commission, therefore, believes that this application for a site selection and acquisition, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment, and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration and findings described in this report, the application submitted by the Department for the Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114), Borough of Queens, Community District 4, to use as a neighborhood senior center, is approved.

The above resolution (C 210337 PCQ), duly adopted by the City Planning Commission August 18, 2021 (Calendar No.35), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,

JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: LeFrak City Senior Center	
Applicant: DFTA	Applicant's Primary Contact: Lee Boyes
Application # 210337PCQ	Borough:
CEQR Number: 22DFA001Q	Validated Community Districts: Q04

Docket Description:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located a 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) for use as a neighborhood senior center, Borough of Queens, Community District 4.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 36	# Against: 0	# Abstaining: 0	Total members appointed to the board: 36
Date of Vote: 5/11/2021 12:00 AM		Vote Location: via zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION: The Board is concerned that there is only one car size drop-off spot allocated for the Seniors as it is a heavily trafficked location as well as many doubled parked cars and traffic jams. The Board is requesting additional drop-off allocated spots for Seniors either in front of the building or very close to the entrance. At least two to three dedicated parking spaces instead of just one for drop-off and pick-up.

Recommendation submitted by	QN CB4	Date: 6/3/2021 1:59 PM
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BOROUGH PRESIDENT RECOMMENDATION

Project Name: LeFrak City Senior Center	
Applicant: DFTA	Applicant's Administrator: Lee Boyes
Application # 210337PCQ	Borough: Queens
CEQR Number: 22DFA001Q	Validated Community Districts: Q04

Docket Description:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located a 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) for use as a neighborhood senior center, Borough of Queens, Community District 4.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 7/22/2021 2:38 PM
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Queens Borough President Recommendation

APPLICATION: ULURP ##210337 PCQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located a 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) for use as a neighborhood senior center, Borough of Queens, Community District 4.

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, May 20, 2021 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

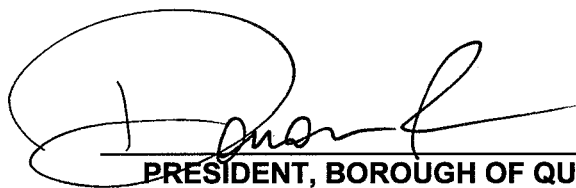
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department for the Aging (DFTA) and Department of Citywide Administrative Services are the applicants for this application for site selection and acquisition of property for use as a new senior center;
- DFTA is proposing to locate a senior center in 7100 SF of space in a building located at 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114). The new senior center would serve South Elmhurst and Corona to help meet the needs for a growing senior population. The center would operate Mondays through Fridays from 8 AM to 5 PM for 105 seniors. Services provided at the center would include meals, case assistance, educational and recreational programs, health and good nutrition programs;
- The existing six-story office building at 96-05 Horace Harding Expressway is approximately 265,000 gross square feet located in site located on the north side of the Horace Harding Expressway between Junction Boulevard to the west, and 99th Street to the east. The proposed 7100 SF ground floor space to be used for the senior center was vacated by the Department of Environmental Protection (DEP). Personnel from the vacated space have been reassigned to other offices in the building occupied by DEP;
- For years, Community Board 4 (CB 4) has included in its Statement of District Needs and Community Board Budget Requests that resources be allocated by DFTA to obtain property and build a new senior center. This item has been on the CB 4 priority list annually between FY2017 to FY2021;
- Community Board 4 unanimously approved this application by a vote of thirty-six (36) in favor with none (0) against or abstaining at the monthly meeting held on May 11, 2021.

RECOMMENDATION

Senior centers provide many critically needed services and are vital to the well-being of our seniors. Very often the senior centers are their primary outlet of interaction with the rest of their communities.

Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

7/21/2021
DATE