



## CITY PLANNING COMMISSION

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February 18, 2015/Calendar No. 16

C 150125 ZMQ

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**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.

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An application for an amendment to the Zoning Map (C 150125 ZMQ) was filed by the NYC Department of Housing Preservation and Development on October 7, 2014, in conjunction with a related action, to facilitate the development of a mixed-use, affordable senior housing project in the Corona neighborhood of Community District 4, Queens.

### **RELATED ACTIONS**

In addition to the application for an amendment to the Zoning Map (C 150125 ZMQ), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 150126 HAQ      Designation of property as an Urban Development Action Area and Urban Development Action Area Project; and pursuant to Section 197-c, disposition of such property to a developer selected by HPD.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related UDAAP action (C 150126 HAQ).

## **ENVIRONMENTAL REVIEW**

This application (C 150125 ZMQ), in conjunction with the related action (C 150126 HAQ), 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 designated CEQR number is 15HPD012Q. The lead is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on October 14, 2014.

## **UNIFORM LAND USE REVIEW**

This application (C 150125 ZMQ), in conjunction with the related action (C 150126 HAQ), was certified as complete by the Department of City Planning on October 20, 2014, and was duly referred to 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**

Community Board 4 held a public hearing on the application (C 150125 ZMQ), and its related action (C 150126 HAQ) on December 2, 2014 and on that date, by a vote of 26 to 0 and 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 150125 ZMQ), and its related action (C 150126 HAQ) was considered by the Queens Borough President, who issued a recommendation approving the application on December 30, 2014.

### **City Planning Commission Public Hearing**

On January 7, 2015 (Calendar No. 9), the City Planning Commission scheduled January 21, 2015, for a public hearing on this application (C 150125 ZMQ) and related action. The hearing was duly held on January 21, 2015 (Calendar No. 26), in conjunction with the application for the

related action. There were a number of appearances, as described in the report for the related action (C 150126 HAQ), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application (C 150125 ZMQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report (C 150126 HAQ).

### **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 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently modified, is further amended by changing the Zoning Map, Section 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.

The above resolution (C 150125 ZMQ), duly adopted by the City Planning Commission on February 18, 2015 (Calendar No. 16) 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.

**CARL WEISBROD**, *Chairman*

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

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**

**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, ANNA HAYES LEVIN, ORLANDO MARIN,**

**LARISA ORTIZ**, *Commissioners*

Application #: <b>C 150125 ZMQ</b>	Project Name: <b>Corona Senior Residence</b>
CEQR Number: 15HPD012Q	Borough(s): <b>Queens</b> Community District Number(s): <b>4</b>
<i>Please use the above application number on all correspondence concerning this application</i>	

**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, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 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 the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.

<b>Applicant(s):</b> NYC Department of Housing Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038		<b>Applicant's Representative:</b> Shampa Chanda NYC Dept. of Housing Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038	
<b>Recommendation submitted by:</b> Queens Community Board 4			
<b>Date of public hearing:</b> 12/2/14	<b>Location:</b> VFW Post #150 51-11 108 St., Corona, NY 11368		
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<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>	
<b>Date of Vote:</b> 12/2/14	<b>Location:</b> VFW Post 150 51-11 108 St., Corona, NY 11368		
<b>RECOMMENDATION</b>			
<input checked="" type="checkbox"/> Approve		<input 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: 26		# Against: 0	
# Abstaining: 0		Total members appointed to the board: 43	
<b>Name of CB/BB officer completing this form</b>	<b>Title</b>	<b>Date</b>	
Christian Cassagnol	Dist. Mgr.	12/3/14	

# Queens Borough President Recommendation

APPLICATION: ULURP #C150125 ZMQ

COMMUNITY BOARD: Q04

## DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section 10b, by changing from and R6B District to an R6 District a property **bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, Borough of Queens, Community District 4** zoning map, section 10b: Corona, Borough of Queens (Related ULURP #C150126 HAQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Tuesday, December 11, 2014 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 (0) other speakers. The hearing was closed.

## CONSIDERATION

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

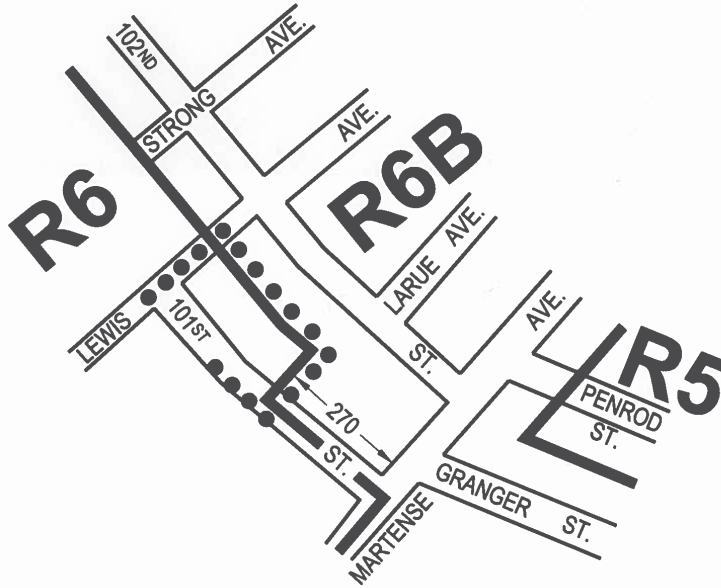
- o The Department of Housing Preservation and Development (HPD) is proposing a zoning map amendment that would extend an adjacent R6 district onto a portion of an existing R6B district. The proposed zoning map amendment would facilitate development of an affordable senior housing project. The proposed rezoning area delineated above is approximately 28,205 square feet;
- o HPD has also filed an application (ULURP #C150126 HAQ) concurrently under review that proposes designation of an Urban Development Action Area and an Urban Development Area Action Project, and disposition of City owned property to facilitate the development of a mixed-use, affordable senior housing project;
- o The proposed zoning map amendment would allow additional density needed for development of non-profit residences for the elderly. This action will allow the FAR to increase from a maximum of 2.00 to a maximum FAR of 3.90 that would allow development of an 8-story, 68-unit senior housing building;
- o The Project Area is a combined total of approximately 28,205 square feet, including the 12,000 sf development site (Block 1939, Lot 11), the 9,550-square foot Corona Mac Park (Block 1939, part of Lot 21), and 6,655 square feet of privately-owned properties (Block 1939, Lots 120, 20, 10 and parts of Lot 9 and Lot 31). The project site is currently occupied with an interim community garden that is registered with the Department of Parks and Recreation's Green Thumb Program and subject to an HPD license agreement. An agreement has been reached with the community gardeners to relocate their Garden to Lot 21.;
- o The Department of Housing Preservation and Development has received three (3) Mayoral overrides waiving the requirement for accessory spaces for non-profit elderly housing on the zoning lot, the dwelling unit factor for elderly housing on the zoning lot, and the open space ratio requirement to facilitate the project;
- o The surrounding area is primarily developed with low to medium density residential uses, parkland, local retail use, community facilities and utility services.
- o Community Board 4 approved the application unanimously by a vote of twenty-six (26) in favor, with none (0) opposing or none (0) abstaining at a public hearing held on December 2, 2014.

## RECOMMENDATION

Based upon the above consideration, I hereby recommend approval of this application. Senior affordable housing is much needed to meet the growing population of seniors in Queens. It is of great importance to provide affordable options to area senior residents who wish to stay in their community.

  
PRESIDENT, BOROUGH OF QUEENS

12/30/14  
DATE



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**10b**  
 BOROUGH OF  
**QUEENS**

New York, Certification Date  
 OCTOBER 20, 2014

*J. Miraglia*  
 J. Miraglia, Director  
 Technical Review Division



- NOTE:
- Indicates Zoning District Boundary.
  - ● ● ● The area enclosed by the dotted line is proposed to be rezoned by changing from an R6B District to an R6 District.