



CITY PLANNING COMMISSION

April 13, 2005/Calendar No. 13

C 50195 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 10d:**

- 1. changing from an R3-2 District to an R2 District property bounded by** Negundo Avenue, Parsons Boulevard, Quince Avenue, Bowne Street, a line midway between Quince Avenue and Rose Avenue, Robinson Street, a line 95 feet northwesterly of Oak Avenue, and Burling Street;

- 2. changing from an R3-2 District to an R3A District property bounded by** a line 100 feet southeasterly of 45th Avenue, Burling Street, Laburnum Avenue, Parsons Boulevard, Negundo Avenue, Burling Street, a line 95 feet northwesterly of Oak Avenue, Robinson Street, a line 100 feet northwesterly of Negundo Avenue, Union Street, a line 100 feet southeasterly of Laburnum Avenue, a line 100 feet northeasterly of Kissena Boulevard, Laburnum Avenue, a line 100 feet southwesterly of Union Street, a line 100 feet southeasterly of Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, Holly Avenue, and a line 100 feet southwesterly of Union Street; and

- 3. changing from an R3-2 District to an R3X District property bounded by:**
 - a.** 45th Avenue, 156th Street, 46th Avenue, Holly Avenue, Burling Street, 45th Avenue, a line 320 feet northeasterly of Burling Street, a line midway between 45th Avenue and Georgia Road, Parsons Boulevard, a line midway between 45th Avenue and Hawthorn Avenue, and a line perpendicular to the southeasterly street line of 45th Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 45th Avenue and the northeasterly street line of Parsons Boulevard; and

 - b.** a line 100 feet northwesterly of Negundo Avenue, Robinson Street, a line midway between Quince Avenue and Rose Avenue, Bowne Street, Quince Avenue, Parsons Boulevard, Rose Avenue, Kissena Boulevard, Poplar Avenue, Colden Street, Mulberry Avenue, and Kissena Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on November 30, 2004, to rezone approximately 40 blocks in Kissena Park,

Queens, from R3-2 to R3A, R3X and R2 in order to reflect and reinforce the one- and two-family detached housing that is characteristic of the neighborhood.

BACKGROUND

The Department of City Planning proposes rezoning approximately 40 blocks in the northern Queens neighborhood of Kissena Park, located in Community District 7. The proposed zoning changes respond to concerns raised by the Kissena Park Civic Association, a local civic organization, that new developments are increasingly out-of-character with established building patterns, as single- and two-family detached houses are replaced by semi-detached, attached and multi-family buildings.

The Kissena Park neighborhood lies south of downtown Flushing and immediately north of its namesake open space - Kissena Park. Residential development in the area principally began in the early 1900's, as train lines connected Flushing to other Long Island locations, and later to Manhattan. More than half of the existing residential buildings in the rezoning area were built before 1930, and over 80 percent were built before 1960.

The area to be rezoned is generally bounded on the north by 45th Avenue, by 156th Street, 46th Avenue, and Parsons Boulevard on the east, by Rose Avenue and Colden Street on the south, and by Mulberry Avenue, Union Street, and Kissena Boulevard on the west. Since 1961, this area has been zoned R3-2, a low density residential zone which allows a variety of housing types, including semi-detached and attached houses. There is an R2 district east of the rezoning area, and the area to the north is zoned R3-2, R4, R6 and R7-1. There are no commercial overlay districts in the rezoning area.

Under the existing R3-2 zoning district, a variety of housing types are allowed, including detached and semi-detached houses, garden apartments, and attached rowhouses. The R3-2 district has a maximum floor area ratio (FAR) of 0.5 (plus a 0.1 attic allowance), and it limits the maximum building height to 35 feet. Minimum lot width and lot area requirements depend upon the housing type. Detached structures require at least a 40-foot lot width and 3,800 square feet of lot area. Attached and semi-detached structures require lots that are at

least 18 feet wide with 1,700 square feet of lot area. One parking space per dwelling unit is required. Community facilities are permitted at an FAR of 1.0.

The Department of City Planning proposes to rezone the area to reflect the predominance of detached houses throughout the neighborhood, and to more closely match lot size and housing occupancy patterns. The proposed rezoning, therefore, would change the R3-2 district to R2, R3A and R3X districts in portions of the neighborhood.

An R2 district would replace the R3-2 zone on all or parts of eight blocks in the southern portion of the neighborhood between Negundo Avenue, Parsons Boulevard, Quince Avenue and Robinson Street. An R3A district would replace the R3-2 zone on all or parts of 19 blocks in the central portion of the rezoning area between 45th Avenue, Burling Street, Parsons Boulevard, Negundo Avenue, and Kissena Boulevard. An R3X district would replace the R3-2 zone on all or parts of eight blocks in the northeastern portion of the rezoning area between 45th Avenue, 150th Street, 46th Avenue, and Burling Street, as well as on all or parts of eleven blocks located in the southwestern portion of the rezoning area between Mulberry Avenue, Robinson Street, Rose Avenue, and Colden Street.

In R2 zoning districts, residential development is limited to single-family, detached homes on lots that have a minimum area of 3,800 square feet and a minimum width of 40 feet. A 15-foot front yard must be provided. The maximum floor area ratio is 0.5. The maximum building height is determined by a sky exposure plane calculation. One parking space is required per dwelling unit. Community facilities are permitted a maximum FAR of 1.0.

The R3A and R3X districts both limit housing development to one- or two-family detached structures, except that the R3A district allows development on comparatively smaller and narrower lots. In the R3A district, minimum lot area and lot width requirements are 2,375 square feet and 25 feet, respectively. In the R3X district, the minimum lot requirements are an area of 3,325 square feet and a width of 35 feet. For both districts, the maximum FAR is 0.6, which includes a 0.1 attic allowance for structures with pitched roofs. Front yards in both districts can range between 10 feet and 20 feet and are determined by a provision that

requires new development to line up with the adjacent residential structure. Both zones have a maximum building height of 35 feet. In each, one parking space is required per dwelling unit, and community facilities are allowed a maximum FAR of 1.0.

Overall, the proposed rezoning will limit new development to housing types and densities that more closely reflect established residential building patterns in the Kissena Park area, which primarily consists of detached one- and two-family houses.

ENVIRONMENTAL REVIEW

This application (C 050195 ZMQ) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP042Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on December 6, 2004.

UNIFORM LAND USE REVIEW

This application (C 050195 ZMQ), was certified as complete by the Department of City Planning on December 6, 2004, and was duly referred to Community Board 7 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 7 held a public hearing on this application on February 14, 2005, and on that date, by a vote of 33 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on March 3, 2005.

City Planning Commission Public Hearing

On March 16, 2005 (Calendar No. 18), the City Planning Commission scheduled March 30, 2005, for a public hearing on this application (C 050195 ZMQ). The hearing was duly held on March 30, 2005 (Calendar No. 32). There were three speakers in favor of the application and none in opposition.

The speakers represented the Kissena Park Civic Association. In general, the speakers spoke of the need to address overdevelopment and the increasing demolition of sound one- and two-family detached homes in their community. The secretary of the Kissena Park Civic Association stated that the rezoning was necessary to preserving the neighborhood's historic character. The civic group's zoning chairman described the organization's participation in the rezoning effort, and the potential impacts of overdevelopment on community resources and neighborhood character. The association's vice-president also emphasized her support for the rezoning plan.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The Kissena Park neighborhood is primarily developed with one- and two-family detached houses. The current zoning, however, permits the new construction of semi-detached, multi-

family and attached rowhouse buildings that are not consistent with the existing neighborhood context.

The Commission notes that the proposed R2, R3A, and R3X districts would restrict future residential development to one- or two-family detached homes, thereby, ensuring that future development would be consistent with the prevailing neighborhood character.

The Commission believes that the proposed R2, R3A, and R3X districts would ensure that future development or expansion of existing homes would be within an envelope that better reflects the area's existing context. The action would be consistent with the land use in the area, maintaining its prevailing character without precluding future residential development opportunities.

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 Sections 197-c and 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 as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 10d:

1. **changing from an R3-2 District to an R2 District property bounded by** Negundo Avenue, Parsons Boulevard, Quince Avenue, Bowne Street, a line midway between Quince Avenue and Rose Avenue, Robinson Street, a line 95 feet northwesterly of Oak Avenue, and Burling Street;
2. **changing from an R3-2 District to an R3A District property bounded by** a line 100 feet southeasterly of 45th Avenue, Burling Street, Laburnum Avenue, Parsons Boulevard, Negundo Avenue, Burling Street, a line 95 feet northwesterly of Oak Avenue, Robinson Street, a line 100 feet northwesterly of Negundo Avenue, Union Street, a line 100 feet southeasterly of Laburnum Avenue, a line 100 feet

northeasterly of Kissena Boulevard, Laburnum Avenue, a line 100 feet southwesterly of Union Street, a line 100 feet southeasterly of Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, Holly Avenue, and a line 100 feet southwesterly of Union Street; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a.** 45th Avenue, 156th Street, 46th Avenue, Holly Avenue, Burling Street, 45th Avenue, a line 320 feet northeasterly of Burling Street, a line midway between 45th Avenue and Georgia Road, Parsons Boulevard, a line midway between 45th Avenue and Hawthorn Avenue, and a line perpendicular to the southeasterly street line of 45th Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 45th Avenue and the northeasterly street line of Parsons Boulevard; and
- b.** a line 100 feet northwesterly of Negundo Avenue, Robinson Street, a line midway between Quince Avenue and Rose Avenue, Bowne Street, Quince Avenue, Parsons Boulevard, Rose Avenue, Kissena Boulevard, Poplar Avenue, Colden Street, Mulberry Avenue, and Kissena Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

The above resolution (C 050195 ZMQ), duly adopted by the City Planning Commission on April 13, 2005 (Calendar No. 13), 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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners
