



IN THE MATTER OF an application submitted by Auberge Grand Central LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 6.

This application for an amendment to the Zoning Resolution was filed on May 17, 2018 by Auberge Grand Central, LLC to establish a Mandatory Inclusionary Housing (MIH) area in the Forest Hills neighborhood of Queens, Community District 6.

RELATED ACTION

In addition to the proposed zoning text amendment (N 180448 ZRQ) that 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 180447 ZMQ Zoning Map amendment changing property from an R1-2A district to an R7A district and an R7X district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 180447 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 180448 ZRQ), in conjunction with the related application for a zoning map amendment (C 180447 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 City Environmental Quality

Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DCP161Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180447 ZMQ).

PUBLIC REVIEW

This application (N 180448 ZRQ) was duly referred to Queens Community Board 6 and the Queens Borough President in accordance with procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 180447 ZMQ), which was certified as complete by the Department of City Planning on September 24, 2018 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 6 held a public hearing on this application (N 180448 ZRQ) on November 14, 2018. A summary of the vote and recommendation of Community Board 6 appears in the report for the related zoning map amendment action (C 180447 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 180448 ZRQ) and the related application for a zoning map amendment (C 180447 ZMQ) on December 6, 2018. A summary of the vote and recommendation of the Queens Borough President appears in the report for the related zoning map amendment action (C180447 ZMQ).

City Planning Commission Public Hearing

On December 5, 2018 (Calendar No. 7), the City Planning Commission scheduled December 19, 2018 for a public hearing on this application (N 180448 ZRQ), in conjunction with the application for the related application for an amendment to the zoning map (C 180447 ZMQ). The hearing was duly held on December 19, 2018 (Calendar No. 27). There were two appearances, as described in the report for the related action (C 180447 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 180448 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report (C 180447 ZMQ).

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 the related report (C 180447 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

The above resolution (N 180448 ZRQ), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 20), 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.

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

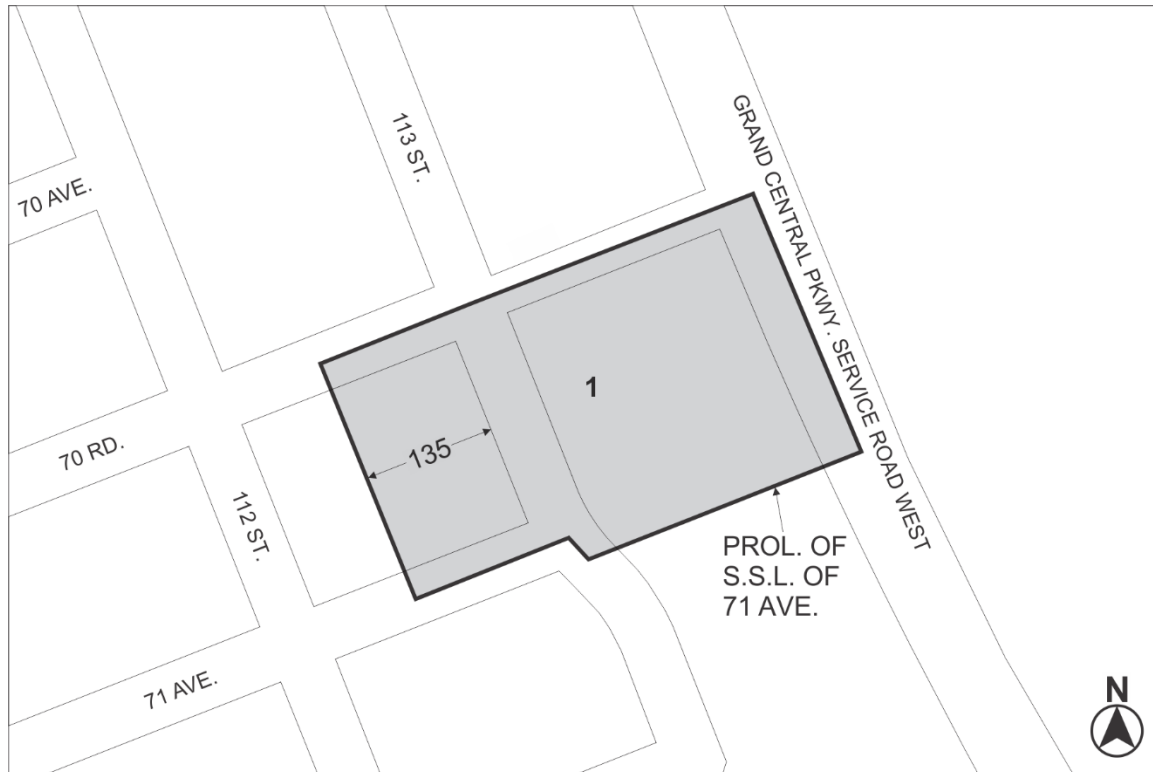
QUEENS

* * *

Queens Community District 6

Map 1 – (date of adoption)

[PROPOSED MAP]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 6, Queens

* * *

The above resolution (N 180448 ZRQ), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 20), 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*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE de la UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application # C 180447 ZMQ	Project Name Former Parkway Hospital Rezoning
CEQR Number: 18DCP021Q	Borough(s) Queens Community District Number(s) 6

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

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 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, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 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 Auberge Grand Central, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

- changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street, and
- changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street,

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502.

Applicant(s): Auberge Grand Central, LLC 275 Madison Avenue, Suite 1718 New York, NY 10016	Applicant's Representative: Eric Palatnik, Esq. Eric Palatnik, P.C. 32 Broadway, Suite 114 New York, NY 10004
Recommendation submitted by: Queens Community Board 6	
Date of public hearing: November 14, 2018	Location: 80-02 Kew Gardens Road, Suite 202, Kew Gardens, NY
Was a quorum present? 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>
Date of Vote: November 14, 2018	Location: 80-02 Kew Gardens Road, Suite 202, Kew Gardens, NY
RECOMMENDATION	
<input type="checkbox"/> Approve	<input checked="" type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting	
# In Favor: 33	# Against: 3 # Abstaining: 1 Total members appointed to the board: 46
Name of CB/BB officer completing this form Frank P. Gulluscio	Title District Manager
	Date 11/14/2018



COMMUNITY BOARD 6, QUEENS

104-01 METROPOLITAN AVENUE · FOREST HILLS, NY 11375-4136

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Whitepot Settled 1653

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DISTRICT MANAGER

GAIL M. GORDON
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STEVEN GOLDBERG
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NAOMI ALTMAN
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NORMAN LEIBOWITZ
VICE-CHAIR · LAND USE

ROBERT SILVER
VICE-CHAIR · SCOPING

MELINDA KATZ
BOROUGH PRESIDENT

ULURP APPLICATION # C 180447 ZMQ – FORMER PARKWAY HOSPITAL REZONING – 70-35 113TH STREET – FOREST HILLS

Community Board 6 approved this application with a provision that union workers are utilized at the location.

Motion passed on a roll call vote (33 in favor, 3 opposed, 1 abstention)

Queens Borough President Recommendation

APPLICATION: ULURP #N180448 ZRQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Eric Palatnik, Esq. on behalf of Auberge Grand Central LLC, pursuant to Sections 197-c and 201 of the NYC Charter for a zoning text amendment to Appendix F of the NYC Zoning Resolution to designate the Project Area a Mandatory Inclusionary Housing Designated Area (MIH), Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502. (Related item: ULURP #180447 ZMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on December 6, 2018 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 one (1) speaker in favor and one (1) speaker against the application. 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:

- The applicant is requesting a text amendment to Appendix F of the zoning resolution designate the Project Area a Mandatory Inclusionary Housing Designated Area (MIHA);
- The applicant has filed a related ULURP application (#C180447 ZMQ) proposing a zoning map amendment to rezone an existing R1-2A District to R7A and R7X districts to facilitate renovation and enlargement of a former hospital building and the development of a multi-family residential building;
- The applicant's property (Block 2248, Lot 228) is a 57,035 sf (approximately 235' X 240') rectangular lot with frontages on both 113th Street and the Grand Central Parkway Service Road between 70th Road and 71st Avenue. The site is currently developed with the vacant six-story former Parkway Hospital building and parking lot. There is downward grade change of approximately 30 feet from 113th Street sloping down to the Grand Central Parkway Service Road. The area around the former hospital building (100' east of 113th Street) would be rezoned to an R7A District and the vacant parking lot (starting at 101' east of 113th Street) would be rezoned to an R7X District;
- The portion of Block 2248, Lot 100 to be rezoned (approximately 30' X 211' or 6% of the entire lot) abuts the south side of the applicant's site. A part of the existing three-story school building (PS 196) is located within the rezoning area. The zoning change on this parcel mirrors that of the applicant's property – a R7A District would be mapped approximately 83 feet east of 113th Street and a R7X District would begin at approximately 84 feet east of 113th Street ending at the Grand Central Parkway Service Road. There is no expected development potential on any part of Lot 100 which is developed with a school;
- Block 2246, Lot 11 is the eastern half of Block 2246 and is located across 113th Street from the applicant's development site and proposed to be rezoned from R1-2A to R7A District. This lot is developed with an existing six-story legally noncomplying apartment building and would be brought closer to compliance with the proposed rezoning. There is no expected development potential on Block 2246, Lot 11;
- The applicant is proposing to enlarge the existing former 6-story hospital building in the proposed R7A District and build a new 14-story residential building in the proposed R7X District. The combined buildings would result in a total of 302,691 sf (5.3 FAR) of mixed residential and community facility space. There would be a total of 351 residential units of which there would be 135 affordable and senior affordable units. The footprint of the existing 6-story former hospital building would not be enlarged. However, two-floors would be added to the top of the building. The enlarged 95,976 sf 8-story building would provide 68 affordable units and 67 AIRS units. The AIRS units will be offered to seniors with incomes between 70-80% AMI. Overall the 135 affordable and AIRS units will fall between 70-115% AMI fitting within the Workforce Option mandating 30% of units at 115% AMI. However, the applicant is working towards a overall average of 95% AMI for the project. The new approximately 206,715 sf, 14-story second building would be constructed in the R7X portion of the site formerly used as a parking lot. That building would rise to a base height of approximately 101 feet, then setback 10 feet before rising to its full 140 feet height. This building will include 216 market rate dwelling units and provide the required 180 accessory parking spaces on cellar and sub-cellar levels to meet the parking requirement for the entire development. The parking garage will be accessed from Grand Central Parkway Service Road;

- The immediate surrounding area is predominantly developed with multi-family apartment buildings and institutional uses and community facility uses including houses of worship, a nursing home, and several schools. Areas to the north and northwest of the rezoning area are mostly developed with one- to three-story single family houses. The area to the southwest of the rezoning area is zoned R7-1 District and predominantly developed with six-story apartment buildings. There is a R1-2A District immediately south of the rezoning area that is mostly developed with two- to three-story single family houses and further to the south there is an R6 District mostly developed with 6-story multi-family dwellings;
- CB 6 approved this application with a condition by a vote of thirty-three (33) in favor, three (3) against and one (1) abstaining at a community board meeting held on November 14, 2018. CB 6's condition of approval is that the applicant should hire union workers at the location;
- At the Queens Borough President's Land Use Public Hearing, a representative from 32BJ spoke against the project and stated that the applicant and 32BJ are still in negotiation for a labor agreement for prevailing waged jobs. A representative from New York City District Council of Carpenters spoke about the potential generation of quality construction jobs for the proposed project and support for the proposed project if those jobs were made available to skilled union workers.

RECOMMENDATION

The Parkway Hospital site has been vacant for over ten years since its closing. Many efforts were undertaken to reopen the site as a health center to provide care and services for the neighborhood. However, due to the high costs and shifting economics of the health care industry those efforts were unsuccessful. Reuse of the site to provide new housing especially affordable housing and housing for seniors also meets a growing need of the community.

Based on the above considerations, I hereby recommend approval of this application with the following condition:

- Skilled tradesmen earning equitable salaries are essential in assuring a safe construction site that will result in a durable well-constructed building. As important are the building staff who provide services to maintain and keep buildings in good repair. The applicant should work with the building trades and labor unions that represent these workers to reach an agreement that would assure quality construction and success of the project.



PRESIDENT, BOROUGH OF QUEENS



DATE