



## **CITY PLANNING COMMISSION**

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April 27, 2005/Calendar No. 23

C 040043 ZMQ

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**IN THE MATTER OF** an application submitted by Flushing Savings Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c, establishing within an existing R2 district a C1-2 District bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 159th Street, Depot Road, and 159th Street, as shown on a diagram (for illustrative purposes only) dated December 6, 2004, Borough of Queens, Community District 7.

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The application for an amendment of the Zoning Map was filed by Flushing Savings Bank on July 30, 2003, to establish a C1-2 district within an existing R2 zoning district on properties located on the east side of 159th Street and north of Depot Road in Queens Community District 7. The proposed action would facilitate the expansion of an existing bank building and would allow accessory parking for 68 cars on-site.

### **BACKGROUND**

The applicant's property (Block 5278, Lot 21) is an approximately 28,465 square foot, L-shaped lot developed with a 2-story bank building fronting on Northern Boulevard, a major east-west thoroughfare that connects Queens with Long Island. The property is zoned R4/C1-2 along the Northern Boulevard frontage containing the bank building. The rear portion of the lot is zoned R2, and serves as an accessory parking lot. A Board of Standards and Appeals variance (149-73 BZ) was granted in 1973 to permit the required accessory parking in the R2 district.

The surrounding neighborhood is zoned R2, R2/C1-2, R4 and R4/C1-2, and is generally developed with 1- and 2- story commercial, institutional and residential uses. A C1-2 district is mapped immediately east of the site, 2 blocks west of the site along 157th Street and along

Northern Boulevard. These commercially-zoned blocks are developed with a mixture of uses which include public institutions, and mixed-use buildings with commercial/office uses on the ground floor and residential above.

The proposal would facilitate the expansion of the existing bank by extending the existing C1-2 commercial overlay entirely over the applicant's property (Block 5278, Lot 21). The applicant proposes to enlarge the existing building from 9,742 square feet to 25,900 square feet, and provide 68 on-site parking spaces. A maximum commercial FAR of 1.0 would apply to the entire lot under the proposed zoning. Today, the bank building is developed at an FAR of 0.34. The proposed expansion would result in an FAR of 0.91.

The rezoning would also affect two properties adjacent to the applicant's lot in the R2 district. These properties are not owned by the applicant and include Block 5278, Lot 9 and a small portion of Lot 11. Lot 9 is developed with a 2-1/2 story residential building, and Lot 11 is developed with a 2-story mixed-use building.

## **ENVIRONMENTAL REVIEW**

This application (C 040043 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 for Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 04DCP004Q. The lead 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 040043 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 no 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 9, 2005.

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

On March 16, 2005 (Calendar No. 17), the City Planning Commission scheduled March 30, 2005, for a public hearing on this application (C 040043 ZMQ). The hearing was duly held on

March 30, 2005 (Calendar No. 31). There were two speakers in favor of the application and none in opposition.

Both the applicant and the applicant's representative testified in favor of the application and described the nature of the proposed zoning map amendment.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

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

The proposed rezoning map change would result in the extension of a C1-2 overlay district within an existing R2 zoning district, thereby facilitating the expansion of an existing bank building and allowing accessory parking on-site.

The proposed zoning would be an extension of the existing C1-2 overlays on the remaining portion of the block. The Commission notes that while C1-2 overlays are usually mapped at depths of 150 feet, the applicant's property and the block are irregularly shaped.

The Commission understands that the existing R2 zoning district limits development to residential and community facility uses at an FAR of 0.5 and 1.0 respectively. The Commission further understands that the proposed C1-2 extension allows a maximum commercial FAR of

1.0.

Given the sites location along a major roadway and the presence of existing commercial developments, the Commission believes that the site is an appropriate area in which to establish a C1-2 commercial overlay district.

The Commission notes that this application is consistent with the recommendations of the Department's East Flushing Rezoning Study, which was certified on January 31, 2005, and with existing land uses in the area.

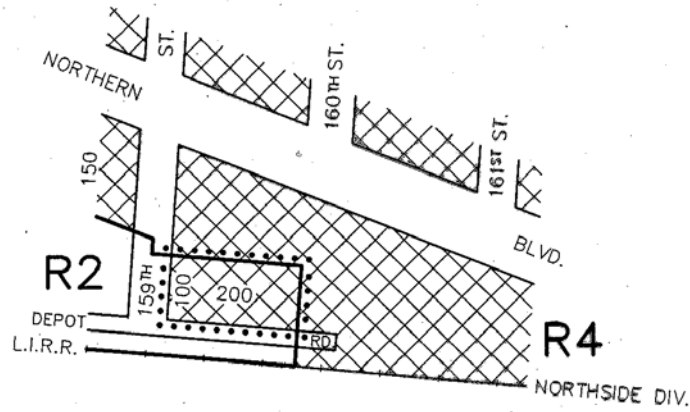
## **RESOLUTION**

**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. 10C, establishing within an existing R2 district a C1-2 District bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 159th Street, Depot Road, and 159th Street, as shown on a diagram (for illustrative purposes only) dated December 6, 2004, Borough of Queens, Community District 7.

The above resolution (C 040043 ZMQ), duly adopted by the City Planning Commission on April 27, 2005 (Calendar No. 23), 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**  
**IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,**  
**RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO,**  
**KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**



CITY PLANNING COMMISSION  
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

**ZONING CHANGE**

ON SECTIONAL MAP

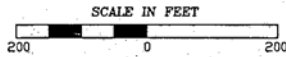
**10c**

BOROUGH OF  
**QUEENS**

New York, Certification Date  
DECEMBER 6, 2004

Director of Technical Review

*S. L. Jones*



**NOTE:**

- Indicates Zoning District boundary.
- ..... The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-2 District within an existing R2 District.
- ▣ Indicates a C1-2 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 040043 ZMQ

CEQR # 04DCP004Q

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Flushing Savings Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c, by establishing within an existing R2 district a C1-2 District bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 159<sup>th</sup> Street, Depot Road and 159<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

COMMUNITY BOARD NO. 7

BOROUGH Queens

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 2/14/05

WAS QUORUM PRESENT?  YES  NO

VOTE ADOPTING RECOMMENDATION TAKEN

DATE 2/14/05

LOCATION UNION PLAZA CARE CENTER  
33-23 UNION ST, FLUSHING

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

LOCATION UNION PLAZA CARE CENTER  
33-23 UNION STREET  
FLUSHING

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

VOTING

IN FAVOR 33 AGAINST 0 ABSTAINING 0

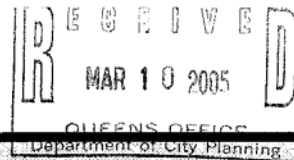
TOTAL MEMBERS APPOINTED TO BOARD 47

EUGENE T. KELTY, JR. *Eugene T. Kelly Jr.*  
COMMUNITY/BOROUGH BOARD OFFICER

FEBRUARY 15, 2005  
DATE

\_\_\_\_\_  
CHAIRPERSON  
TITLE





## Queens Borough President Recommendation

APPLICATION: ULURP #040043 ZMQ

COMMUNITY BOARD: Q07

### DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Agusta Group on behalf of Flushing Savings Bank, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment of the zoning map by establishing a C1-2 district within an existing R2 district bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 159<sup>th</sup> Street, Depot Road and 159<sup>th</sup> Street, Block 5278, Lots 9, p/o 11 and 21, Zoning Map 10c, Flushing, Borough of Queens.

### PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on February 17, 2005, 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 review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o The applicant is requesting for an amendment of the zoning map, by establishing a C1-2 district within an existing R2 district bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 150<sup>th</sup> Street, Depot Road and 159<sup>th</sup> Street;
- o The proposed rezoning would facilitate construction of an extension to the second floor of the existing bank building over the existing parking lot. The proposed 16,159 sf extension would contain office space that will be used by the bank. The total floor area of the building would be 25,883 sf. (FAR 0.9) The applicant is also proposing to reorganize and restripe the parking lot to accommodate the required 68 parking spaces;
- o The 28,765 sf lot that contains the bank is L-shaped and developed with a 9,724 sf two-story building. The site is located on a split zoning lot, R2 and R4/C1-2. The existing bank building is currently located within an R4/C1-2 district. The proposed area to be rezoned is occupied by forty-two (42) parking spaces accessory to the bank, a two-and-a-half (2½) story two-family residential building and a two-story mixed-use building, commercial on the ground floor and a one-family home above;
- o This site is located on a block bounded by Northern Boulevard, Depot Road and 159<sup>th</sup> Street in Flushing. The Long Island Rail Road track lies immediately south of the site. Northern Boulevard is a major thoroughfare that is developed with commercial uses. The areas north and south of Northern Boulevard are predominantly developed with one- and two-story residences;
- o The site is located within East Flushing rezoning area by the NYC Department of City Planning (DCP) which is currently in the ULURP public review process. This East Flushing rezoning proposal by DCP is proposing the subject area to be rezoned to R6B with C1-2 overlay;
- o Community Board 7 approved this application by a vote of thirty-three (33) in favor with none (0) against or abstaining at a public hearing held on February 14, 2005.

### RECOMMENDATION

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

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE