



CITY PLANNING COMMISSION

May 11, 2011/Calendar No. 20

C 110166 ZMQ

IN THE MATTER OF an application submitted by HANAC, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, establishing within an existing R6 District a C1-3 District bounded by a line 150 feet northeasterly of Astoria Boulevard, 29th Street, a line 100 feet northeasterly of Astoria Boulevard, and a line perpendicular to the northeasterly street line of Astoria Boulevard distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the northwesterly street line of 29th Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

This application for an amendment of the Zoning Map was filed by HANAC, Inc. on December 3, 2010 to establish a C1-3 district within an existing R6 district to facilitate the development of a 59-space, unattended public parking garage in Astoria, Queens Community District 1.

RELATED ACTION

In addition to the amendment of the Zoning Map which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 110031 ZSQ	Special permit pursuant to Section 74-511 to allow an unattended public parking garage with a maximum of 59 spaces on the cellar and ground floor levels in a C1-3 district
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BACKGROUND

The applicant, HANAC, Inc., seeks approval of a zoning map amendment to change a portion of one block from an R6 zoning district to an R6/C1-3 district, to facilitate the development of a 59-space unattended public parking garage at 25-03 29th Street (Block 839, Lot 1) in Astoria, Queens. The proposed garage shares a zoning lot with an existing senior residence development.

The senior residence was the subject of a prior ULURP action (C 060168 HAQ) for UDAAP designation and disposition to facilitate the construction of a 15-story, mixed-use development containing approximately 184 rental dwelling units for seniors, 2,126 square foot ground floor commercial space, 5,867 square feet of community facility space, on a site which was developed with an underutilized 43,829 square foot, 134-space municipal parking. In addition, the project provided 41 accessory parking spaces and 36 public parking spaces, all at grade, for a total of 77 spaces. The project (C 060168 HAQ) was subsequently approved by the City Planning Commission on February 8, 2006, and adopted by the City Council on March 22, 2006. At the time of approval, the Department of Housing Preservation and Development (HPD) committed to increase the provision of public parking to a total of 59 spaces and to pursue development of a public parking garage that would accommodate the additional public parking spaces. The senior housing was completed in July 2009 and has been occupied since January 2010. The current application (C 110166 ZMQ), in conjunction with the related application for a special permit (C 110031 ZSQ) would provide 41 accessory parking spaces and 59 public parking spaces at cellar and ground floor levels for a total of 100 spaces.

The HANAC Senior Housing and Senior Center is located on the west side of 29th Street between Hoyt Avenue and Astoria Boulevard (Block 839, Lot 1), near the off-ramp to the RFK (Triborough) Bridge. It is currently zoned R6A/C1-3 at a depth of 100 feet from Astoria Boulevard, and R6 on the remaining portion. The residential entrance is on Hoyt Avenue and the entrance to the Senior Center is on 29th Street. The proposed action would extend the existing C1-3 district onto 29th Street, over an approximately 15,654 square foot portion of the larger 43,829 square foot zoning lot.

Astoria Boulevard, an active retail corridor, is an 80 foot wide thoroughfare developed with a mix of residential and commercial uses. The south side of Hoyt Avenue South is a mixed-use residential and commercial street between 27th and 31st Street, but is otherwise predominantly residential. One block east of the site, 31st Street functions as the principal commercial and

vehicular corridor for the area and serves as the route of the elevated N and Q trains, with a station stop at the corner of Astoria Boulevard.

The applicant is proposing a 29,044 square foot, 2-level parking structure on the north side of Astoria Boulevard behind the senior residence. The proposed garage, consisting of both cellar and ground floor levels, will accommodate 59 public parking spaces and 41 spaces accessory to the Senior Residence.

Parking spaces accessory to the Senior Housing will be accessed by way of a 26 foot curb cut on Hoyt Avenue South, approximately 148 feet west of 29th Street. Fifteen of the 41 accessory parking spaces will be located at the cellar level and the remaining 26 will be located at grade level, adjacent to the Senior Residence. Public parking spaces will be accessed by way of 25-foot curb cut on Astoria Boulevard, approximately 64 feet west of 29th Street, and will be located on both cellar and ground-floor levels.

The public parking garage will be a self-park facility. However, the applicant intends to hire an attendant to monitor the public parking activity. The garage will be attended from 8AM to 6PM, Monday through Friday. Twenty-four hour security will be provided from the HANAC Senior Residence security staff and video security cameras with audio capacity will be installed.

Zoning Map Amendment (C 110166 ZMQ)

The garage development site is partially in an R6A/C1-3 district and partially within an R6 district. The proposed zoning change would extend the existing C1-3 district 50 feet along 29th Street, into the existing R6 district to accommodate the footprint of the proposed garage located behind the existing Senior Residence (Block 839, Lot 1). This zoning change is needed since public parking garages of not more than 100 spaces are only granted through a special permit in C1-districts and part of the proposed garage already extends past the existing C1-3 overlay.

The proposed C1-3 commercial overlay district would permit local retail uses listed in Use Groups 1 through 4 and 6. It allows a maximum floor area ratio (FAR) of 2 when mapped in R6 districts, and a maximum front wall height of 30 feet or 2 stories. In a mixed-use building commercial uses would be limited to the first floor. The maximum building height is determined by a sky exposure plane after the required setback.

Special Permit (C 110165 ZSQ)

The applicant is also seeking the grant of a special permit (C 110165 ZSQ) to allow the proposed 59-space public parking garage in a C1-3 district. Public parking garages are not permitted in C1-3 districts as-of-right, however, pursuant to Section 74-511 of the Zoning Resolution, the City Planning Commission may permit public parking garages in a C1-3 district providing the applicant can meet findings related to vehicular traffic and adequate reservoir space.

ENVIRONMENTAL REVIEW

This application (C 110166 ZMQ), in conjunction with the application for the related action (C 110031 ZSQ), 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 06HPD005Q. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action (C 110166 ZMQ), a Negative Declaration was issued. The lead agency has determined that the proposed actions will have no significant effect on the quality of the environment.

UNIFORM LAND USE REVIEW

This application (C 110166 ZMQ), in conjunction with the application for the related action (C 110031 ZSQ), was certified as complete by the Department of City Planning on January 24,

2011, and was duly referred to Community Board 1 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 1 held a public hearing on February 15, 2011 on this application (C 110166 ZMQ), and on that date, by a vote of 28 to 0 with 2 abstentions, adopted a resolution recommending approval of the application with the following conditions:

- None of the public parking spaces to be rented for “Car Share” businesses.
- No more than 26 senior housing parking spaces, as proposed.
- The entire first floor to have 41 short term parking spaces.
- The cellar to have 23 short term and 10 long term parking spaces.
- The garage foundation and framing system to be designed to sustain an additional second floor, for possible construction in the future.
- The wall facing 29th Street to be finished with brick veneer and railing or fence to be wrought iron.

Borough President Recommendation

The application was considered by the Borough President who issued a recommendation on March 14, 2011, approving the application.

City Planning Commission Public Hearing

On March 30, 2011 (Calendar No. 6), the City Planning Commission scheduled April 13, 2011, for a public hearing on this application (C 110166 ZMQ). The hearing was duly held on April 13, 2011 (Calendar No. 16), in conjunction with the application for the related action (C 110031 ZSQ). There were 2 speakers in favor of this application and no speakers opposed.

The speakers included a representative from the Department of Housing Preservation and Development (HPD) and the Executive Director of HANAC, Inc.

The representative from HPD discussed the project’s history and described the proposed garage.

The Executive Director stated that HANAC was committed to building and operating a parking garage that would accommodate the maximum allowable number of public parking spaces. In addressing the Community Board's conditions described in the Board's recommendations he stated that HANAC would comply with the Community Board's request that no public parking space would be rented for the "Car Share" program and further stated that any future consideration for the program would be based on community need and only after discussion with Community Board 1. In response to the Board's condition that there would be no more than 26 housing parking spaces, he responded that the proposal must comply with zoning which requires 41 accessory parking spaces for the residents of the senior facility. The speaker noted that the 41 public spaces were proposed to be provided at grade level and that the garage design would allow the addition of a second level to the garage, if needed in the future. He also stated that the proposed wrought iron fencing and base brick wall on 29th Street responds to the Community Board's recommendations.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this proposed amendment of the Zoning Map (C 110166 ZMQ), in conjunction with the related special permit (C 110031 ZSQ) is appropriate.

The Commission believes that the establishment of a C1-3 district over a portion of the zoning lot developed with the HANAC senior residence (Block 839, Lot 1) is appropriate. The HANAC Senior Housing and Senior Center is located on the west side of 29th Street between Hoyt Avenue and Astoria Boulevard. The Commission notes that there is an existing C1-3 district along the Astoria Boulevard frontage of the site. The proposed action would extend the C1-3 district about 50-feet along the 29th Street frontage.

The Commission notes that the proposed actions will facilitate the development of a 59-space public parking garage and would fulfill HPD's commitment to provide additional parking spaces on the site of the senior residence. The Commission believes that the proposed garage will be beneficial to HANAC and will support the mixed residential and commercial activities in the surrounding area. The Commission further notes that the 41 proposed accessory parking spaces for the HANAC residents are permitted as-of-right in both the R6 and C1-3 districts, and are not subject to a special permit.

The Commission believes that the garage would draw a minimum of vehicular traffic to and through the local streets in nearby residential areas since vehicular ingress and egress to the garage will occur by way of Astoria Boulevard, a wide thoroughfare lined with active retail uses. The Commission notes that the trips analysis in the Environmental Assessment Statement (EAS) for this project determined that Astoria Boulevard is of adequate capacity to handle the anticipated volume of vehicular trips. The Commission also notes that the facility will provide sufficient reservoir spaces in the requisite amount of 20% of the total number of spaces, for a total of 12 spaces.

The Commission acknowledges the conditions stated by Community Board 1 in its recommendation, and is pleased that the applicant has worked with Community Board 1 to address its concerns. The Commission notes that testimony given at the public hearing and a letter received from the Executive Director of HANAC, Inc. dated April 21, 2011 reaffirms the applicant's commitment to respect the conditions stated by the Board and to continue a dialog with Community Board 1 during the construction and operation of the proposed garage.

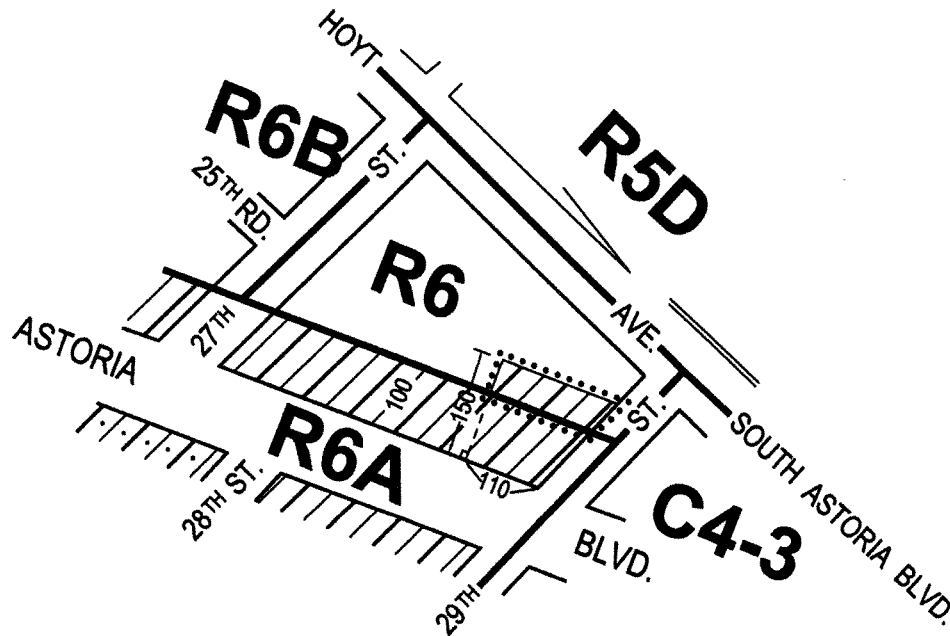
RESOLUTION

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, that the City Planning Commission, pursuant to Section 197-c and 200 of the New York City Charter, that based on the environmental determination and 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. 9a, establishing within an existing R6 District a C1-3 District bounded by a line 150 feet northeasterly of Astoria Boulevard, 29th Street, a line 100 feet northeasterly of Astoria Boulevard, and a line perpendicular to the northeasterly street line of Astoria Boulevard distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the northwesterly street line of 29th Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

The above resolution (C 110166 ZMQ), duly adopted by the City Planning Commission on May 11, 2011 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
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ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, Commissioners



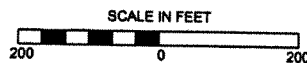
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

9a

**BOROUGH OF
QUEENS**

New York, Certification Date
JANUARY 24, 2011

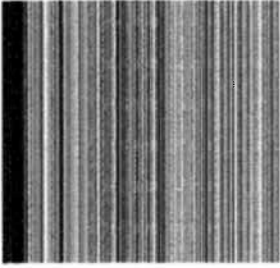
S. Voyages, R.A. Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-3 District within an existing R6 District.
- Indicates a C1-3 District.
- Indicates a C2-3 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



**City of New York
Community Board #1, Queens**

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Jose Batista
Zoning & Variance
John Carusone

February 18, 2011

RECOMMENDATION

RE: C 110166 ZMQ – IN THE MATTER OF an application submitted by HANAC, Inc. pursuant to Sections 197-c & 201 of the NYC Charter for an amendment of the Zoning Map, Sec. No. 9a, establishing within an existing R6 District a C1-3 District bounded by a line 150 ft. northeasterly of Astoria Blvd., 29 St., a line 100 ft. northeasterly of Astoria Blvd., and a line perpendicular to the northeasterly street line of Astoria Blvd. district 110 ft. northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Blvd. and the northwesterly street line of 29 St., Borough of Queens, CD 1

Recommendation

Community Board 1 held a public hearing at our February 15, 2011 full Board meeting. Following our hearing a motion was made and passed by a vote of 28 in favor, 0 Against, 2 Abstentions and 1 Abstention for cause to approve the application with the following stipulations:

- None of the public parking spaces to be rented for “Car Share” businesses
- No more than the 26 senior housing parking spaces, as proposed
- The entire first floor to have 41 short term parking spaces
- The cellar to have 23 short term and 10 long term parking spaces
- The garage foundation and framing system to be designed to sustain an additional second floor, for possible construction in the future
- The wall facing 29th Street to be finished with brick veneer and railing or fence to be wrought iron

BOARD MEMBERS (cont.)

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Juanita Brathwaite
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Gerald Caliendo
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Dolores DeCrescenzo
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Marie Torniali
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Mannie Wilson
John P. Ziedonis

Queens Borough President Recommendation

APPLICATION: ULURP #110166 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by HANAC, Inc., pursuant to Section 197-c of the NYC Charter, for a zoning map amendment changing the depth of an existing C1-3 overlay from 100 feet to 150 feet, Block 839, Lot 1, Zoning Map 9A, Borough of Queens. (Related application ULURP #110031 ZSQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, February 24, 2011, 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 speakers. The hearing was closed.

CONSIDERATION

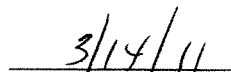
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o The applicant is proposing to extend an C1-3 overlay in an existing R6 district. In a related application the applicant is also requesting a special permit to allow public parking. These applications would facilitate the development and operation of a public parking garage that would accommodate fifty nine (59) public parking spaces.;
- o The site was formerly a NYC Department of Transportation operated 134 space municipal parking lot. In 2006, the ULURP application for the disposal of the public parking lot to HANAC for the development of a mixed use senior housing project was approved. Community Board 1 approved the disposition with a condition that the number of public parking spaces should be increased to 59 spaces.;
- o The senior housing was completed in July 2009 and has been occupied since January 2010. The proposed garage will also provide space for 15 required accessory parking spaces for the senior housing.;
- o Community Board 1 (CB 1) conditionally approved this application by a vote of twenty eight (28) in favor with none (0) against and two (2) abstentions. CB 1's conditions are summarized as follows: None of the parking shall be used for "Car Share" businesses; no more than the proposed 26 senior housing parking spaces; the entire 41 first floor parking spaces should for short term parking; the lower level should have twenty three (23) short term and ten (10) long term parking spaces; the garage should be built with a foundation and framing to accommodate a second floor in the future; the 29th Street façade should be finished with brick veneer and wrought iron railing/fencing.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE