



CITY PLANNING COMMISSION

August 10, 2005 / Calendar No. 15

N 060008 HKQ

In the matter of a communication dated June 28, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Jamaica Savings Bank, Elmhurst Branch**, 89-01 Queens Boulevard (also known as 89-06 56th Avenue) (Block 1845, Lot 1) by the Landmarks Preservation Commission on June 28, 2005 (List 365 / LP-2173), Borough of Queens, Community District 4.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

Located in the Queens neighborhood of Elmhurst, this bank is a bold expression of mid-20th century engineering and one of the most visually striking buildings along Queens Boulevard. In 1966 the Jamaica Savings Bank commissioned the William F. Cann Company, part of the Bank Building & Equipment Company of America, to design the branch building to celebrate their centennial. In order to ensure that the small building was not overshadowed by neighboring commercial structures, architects made the building in the form of a hyperbolic paraboloid. The copper roof rises to a height of 43 feet over the building's entrance and no columns are used in the interior lobby.

Today the building is used as a Northfork Bank Branch. The site is surrounded by mostly low-rise commercial uses (one or two stories) and a six story apartment building.

The landmark site is located in an R6 zoning district with a C1-3 commercial overlay. With an allowable floor area ratio (FAR) of 4.8 the zoning lot could be developed with 60,442 square feet of floor area. The Jamaica Savings Bank, Elmhurst Branch contains

approximately 10,220 square feet of floor area. Therefore, there are approximately 50,222 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately four potential receiving sites that are available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

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