



## CITY PLANNING COMMISSION

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September 8, 2004/Calendar No. 40

C 040492 ZMQ

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**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 Nos. 14c and 14d:

1. changing from an R3-2 District to an R3X District property bounded by 82<sup>nd</sup> Avenue, 175<sup>th</sup> Street, the northerly service road of the Grand Central Parkway and its easterly centerline prolongation, Utopia Parkway, Homelawn Street, Gothic Drive, 169<sup>th</sup> Street and its northerly centerline prolongation, the northerly service road of the Grand Central Parkway, and 172<sup>nd</sup> Street;
2. changing from an R4 District to an R3X District property bounded by:
  - a. 82<sup>nd</sup> Avenue and its westerly centerline prolongation, 172<sup>nd</sup> Street, the northerly service road of the Grand Central Parkway, a line 300 feet westerly of 172<sup>nd</sup> Street, a line 100 feet northerly of the northerly service road of the Grand Central Parkway, and a line 100 feet westerly of 172<sup>nd</sup> Street; and
  - b. the southerly service road of the Grand Central Parkway, 169<sup>th</sup> Street, a line 200 feet southerly of 84<sup>th</sup> Avenue/Abigail Adams Avenue, a line midway between 168<sup>th</sup> Place and 169<sup>th</sup> Street, a line 280 feet southerly of 84<sup>th</sup> Avenue/Abigail Adams Avenue, and 168<sup>th</sup> Street;
3. changing from an R3-2 District to an R4A District property bounded by Gothic Drive, Homelawn Street, Highland Avenue, and 169<sup>th</sup> Street;
4. changing from an R4 District to an R4A District property bounded by a line 150 feet northerly of Gothic Drive, 168<sup>th</sup> Place, Gothic Drive, and 168<sup>th</sup> Street; and
5. changing from an R5 District to an R4A District property bounded by Gothic Drive, 169<sup>th</sup> Street, Highland Avenue, Homelawn Street, a line 150 feet southerly of Highland Avenue, 169<sup>th</sup> Street, a line 150 feet northerly of Hillside Avenue, a line bisecting the angle formed by the southerly prolongations of the westerly street line of 167<sup>th</sup> Street and the easterly street line of 166<sup>th</sup> Street, Highland Avenue, and a line 125 feet westerly of 167<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated June 7, 2004, Borough of Queens, Community District 8.

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The application for an amendment of the Zoning Map was filed by the Department of City

Planning on June 2, 2004, to rezone all or portions of 28 blocks in Jamaica Hill, Queens from R3-2, R4, and R5 to R3X and R4A to better reflect the existing neighborhood character.

## **BACKGROUND**

The Department of City Planning proposes to rezone all or portions of 28 blocks in Jamaica Hill, Queens, Community District 8. The area to be rezoned is generally bounded by Grand Central Parkway and 82<sup>nd</sup> Avenue to the north, Homelawn Street to the east, Hillside Avenue to the south, and 166<sup>th</sup> and 168<sup>th</sup> streets to the west.

The rezoning area lies south of the Grand Central Parkway and St. John's University and northeast of Downtown Jamaica. The Jamaica Estates neighborhood, characterized by single-family, detached homes, is located east of the rezoning area and zoned R1-2. The area south of the rezoning area is located in Downtown Jamaica and zoned R6 and C4-2. C1-2 and C2-2 commercial overlays are mapped along Hillside Avenue which is characterized by local commercial and retail uses. Thomas Edison and Jamaica high schools are located west of the rezoning area.

Jamaica Hill is located in central Queens. The area was developed in the 1920's and 1930's after the subway lines were extended to Jamaica. The area is well served by public transportation, with the F train subway line along Hillside Avenue and the 168<sup>th</sup> Bus Street Depot south of Hillside Avenue. The neighborhood is zoned R3-2, R4 and R5 and consists mostly of one- and two-family frame houses.

The existing R3-2, R4 and R5 zoning districts are general residence districts which provide for a variety of housing types, including garden apartments and row houses. Within the Jamaica Hill rezoning area 84% of the homes are one- and two-family detached residences. Density, minimum lot width and lot area are determined by the housing configuration. Detached structures require a minimum lot width of 40 feet and a lot area of 3,800 square feet. Other housing types require a minimum lot width of 18 feet and a minimum lot area of 1,700 square feet. The maximum building height is 35 feet in R3-2 and R4 districts, and 40 feet in R5 districts.

R3-2 districts permit a maximum residential floor area ratio (FAR) of 0.6 which includes an attic allowance of 0.1. R4 districts permit a maximum residential FAR of 0.9, which includes an attic allowance of 0.15. R5 districts permit a maximum residential FAR of 1.25. Community facility development is permitted in R3-2 districts at a maximum allowable FAR of 1.0, and in R4 and R5 districts at a maximum allowable FAR of 2.0.

The Department of City Planning proposes to rezone 14 blocks between Homelawn and 169<sup>th</sup> streets from R3-2 to R3X. Two blocks and portions of three blocks are proposed to be rezoned from R4 to R3X. A portion of one block is proposed to be rezoned from R4 to R4A. Three blocks and portions of six blocks are proposed to be rezoned from R5 to R4A.

The proposed R3X and R4A zoning districts restrict new development to one- and two- family detached houses. Both zones allow a maximum building height of 35 feet. And, both require one parking space per dwelling unit.

The minimum required lot width and lot area in the proposed R3X and R4A districts are less than those prescribed under the existing R3-2, R4 and R5 districts. The R3X district allows homes on 3,325 square foot lots that have a minimum width of 35 feet. The R4A district would require a minimum lot area of 2,850 square feet and a minimum lot width of 30 feet.

R3X districts allow a residential FAR of 0.6, including an attic bonus of 0.1, and community facilities at an FAR of 1. R4A districts allow a maximum FAR of 0.9, which includes an attic allowance of 0.15, and community facilities at an FAR of 2.0.

The proposed R3X and R4A zoning districts would reinforce the context of the area by restricting new residential development to one- and two- family detached residences. The proposed zoning changes would also allow for the creation of new residential units through the conversion of single- family homes to two- family homes, and ensure that future development or expansion of existing development would be within an envelope that better reflects the existing neighborhood character in an area experiencing increasing development pressures.

## **ENVIRONMENTAL REVIEW**

This application (C040492 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 04DCP057Q. 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 June 7, 2004.

### **UNIFORM LAND USE REVIEW**

This application (C040492 ZMQ) was certified as complete by the Department of City Planning on June 7, 2004, and was duly referred to Community Board 8 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 8 held a public hearing on this application on July 14, 2004, and on that date, by a vote of 26 to 2 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 July 20, 2004.

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

On July 28, 2004 (Calendar No. 16), the City Planning Commission scheduled August 11, 2004, for a public hearing on this application (C040492 ZMQ). The hearing was duly held on August

11, 2004 (Calendar No. 21). There was one speaker in favor of the application. A long time resident of the neighborhood spoke about the character of Jamaica Hill and how recent construction was changing that character. She asked the Commission to support this rezoning.

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 zoning changes would support and reinforce the one- and two-family, detached character of the Jamaica Hill neighborhood and ensure that future residential development or expansion of existing developments would be within an envelope that better reflects the existing neighborhood character.

The Commission understands that under the existing R3-2, R4, and R5 zoning designations, existing single-family homes can be replaced with attached, multi-family structures that would be out of context with the surrounding one- and two-family, detached homes. The Commission notes that under the proposed R3X and R4A zoning districts future development would be limited to detached one- and two-family structures.

The Commission believes that the proposed R3X and R4A zoning districts would preserve the existing detached housing type in Jamaica Hill. The proposed rezoning 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 Nos. 14c and 14d:

1. changing from an R3-2 District to an R3X District property bounded by 82<sup>nd</sup> Avenue, 175<sup>th</sup> Street, the northerly service road of the Grand Central Parkway and its easterly centerline prolongation, Utopia Parkway, Homelawn Street, Gothic Drive, 169<sup>th</sup> Street and its northerly centerline prolongation, the northerly service road of the Grand Central Parkway, and 172<sup>nd</sup> Street;
2. changing from an R4 District to an R3X District property bounded by:
  - a. 82<sup>nd</sup> Avenue and its westerly centerline prolongation, 172<sup>nd</sup> Street, the northerly service road of the Grand Central Parkway, a line 300 feet westerly of 172<sup>nd</sup> Street, a line 100 feet northerly of the northerly service road of the Grand Central Parkway, and a line 100 feet westerly of 172<sup>nd</sup> Street; and
  - b. the southerly service road of the Grand Central Parkway, 169<sup>th</sup> Street, a line 200 feet southerly of 84<sup>th</sup> Avenue/Abigail Adams Avenue, a line midway between 168<sup>th</sup> Place and 169<sup>th</sup> Street, a line 280 feet southerly of 84<sup>th</sup> Avenue/Abigail Adams Avenue, and 168<sup>th</sup> Street;

3. changing from an R3-2 District to an R4A District property bounded by Gothic Drive, Homelawn Street, Highland Avenue, and 169<sup>th</sup> Street;
4. changing from an R4 District to an R4A District property bounded by a line 150 feet northerly of Gothic Drive, 168<sup>th</sup> Place, Gothic Drive, and 168<sup>th</sup> Street; and
5. changing from an R5 District to an R4A District property bounded by Gothic Drive, 169<sup>th</sup> Street, Highland Avenue, Homelawn Street, a line 150 feet southerly of Highland Avenue, 169<sup>th</sup> Street, a line 150 feet northerly of Hillside Avenue, a line bisecting the angle formed by the southerly prolongations of the westerly street line of 167<sup>th</sup> Street and the easterly street line of 166<sup>th</sup> Street, Highland Avenue, and a line 125 feet westerly of 167<sup>th</sup> Street;

Borough of Queens, Community District 8, as shown on a diagram (For illustrative purposes only) dated June 7, 2004 (C040492 ZMQ).

The above resolution (C040492 ZMQ), duly adopted by the City Planning Commission on September 8, 2004 (Calendar No. 40), 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, RICHARD W. EADDY,**  
**JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,**  
**KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**