



September 6, 2017 / Calendar No. 19

C 170336 ZMQ

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

This application for a zoning map amendment was filed on March 28, 2017 by Northeastern Towers Annex LP in conjunction with an application for an amendment to the Zoning Resolution. The proposed actions would facilitate the development of a new 10-story Affordable Independent Residence for Seniors (AIRS) building with approximately 147 units at 131-10 Guy R. Brewer Boulevard (Block 12277, Lot 1) in the Springfield Gardens neighborhood of Queens, Community District 12.

RELATED ACTION

In addition to the proposed zoning map amendment (C 170336 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 170337 ZRQ Zoning Text Amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

This application (C 170336 ZMQ) for a zoning map amendment, in conjunction with the related application (N 170337 ZRQ) for a zoning text amendment, would facilitate the development of an Affordable Independent Residence for Seniors (AIRS) residential building with

approximately 147 units in the Springfield Gardens neighborhood of Queens, Community District 12. The area to be rezoned comprises Block 12277, part of Lot 1 (the “project area”). Lot 1 is a corner lot of approximately 113,000 square feet with approximately 380 feet of frontage along Guy R. Brewer Boulevard, approximately 250 feet of frontage along 132nd Avenue, and approximately 330 feet of frontage along 161st Street. It is currently developed with a 12-story residential building comprising 110 AIRS units, formerly known as non-profit residences for the elderly, and one superintendent’s unit. The building was constructed using the US Department of Housing and Urban Development Section 202 Supportive Housing for the Elderly Program, which serves low-income households having at least one person at least 62 years old. Lot 1 also contains an accessory parking lot of 45 spaces accessible by a single, approximately 30-foot-wide curb cut along 132nd Avenue. The remainder of Lot 1 is planted with a lawn, trees and shrubs, and the remainder of Block 12277 is developed with single-family detached homes.

Block 12277 is located within an R3X zoning district established when the City Council adopted the Springfield Gardens rezoning (C 050194 ZMQ) on April 12, 2005, an initiative affecting all or portions of 68 blocks. The rezoning was undertaken to maintain the prevailing lower-density residential character of Springfield Gardens and ensure that new residential development more closely reflects the predominant context and scale of the neighborhood. R3X districts limit residential development to one- and two-family detached homes with a maximum residential floor area ratio (FAR) of 0.5, which may be increased by up to 20 percent for an attic allowance. Prior to 2005, Block 12277 was located within an R3-2 zoning district.

South and west of Block 12277, Springfield Gardens is characterized primarily by detached one- and two-family residences in the R3X district. Non-residential uses in the surrounding area include August Martin High School, which serves students in grades 9 through 12, located at the intersection of Baisley Boulevard and 157th Street. South of Block 12277, across 132nd Avenue, is a decommissioned, Department of Environmental Protection-owned above-ground water storage tank, formerly operated by the Jamaica Bay Water Supply Company, located on an approximately 300,000-square-foot lot.

Immediately east of Block 12277, across Guy R. Brewer Boulevard, is Rochdale Village, located within a R6 zoning district on Block 12495. Rochdale Village contains 20 13- and 14-story towers with approximately 5,860 total dwelling units. The development also contains a retail complex at the northern portion of the block, located within a C4-2 district, as well as community facility uses, including the Catherine and Count Basie Middle School 72, which serves students in grades 6 through 8, and recreational open space in Rochdale Park.

The applicant proposes to establish on the project area an R6 zoning district, extending the existing R6 district west across Guy R. Brewer Boulevard to the subject property. Measured from the intersection of Guy R. Brewer Boulevard and 132nd Avenue, the R6 district would extend 350 feet northwesterly along Guy R. Brewer Boulevard. Measured from the intersection of 132nd Avenue and 161st Street, the district would extend 295 feet northwesterly along 161st Street. The northwesterly portion of Lot 1 would remain in the R3X district, creating an approximately 35-foot-wide buffer between the proposed R6 district on Lot 1 and single-family residences on the remainder of the block.

The R6 zoning district permits residential buildings developed pursuant to height factor or Quality Housing regulations. For height factor residential buildings, the R6 district allows a maximum FAR ranging from 0.78 for a single-story building to 2.43 FAR at a typical height of 13 stories. The required open space ratio ranges from 27.5 to 37.5 percent. A sky exposure plane, which begins at a height of 60 feet above the street line and slopes inward over the zoning lot, determines the maximum height of buildings developed under height factor regulations. Off-street parking is required for 70 percent of a building's dwelling units. Optional R6 Quality Housing regulations for residential developments produce buildings with higher lot coverage set at or near the street line. Within 100 feet of a wide street, the maximum residential FAR is 3.0; the maximum building base height before setback is 60 feet, and the maximum building height is 70 feet. Beyond 100 feet of a wide street, the maximum residential FAR is 2.2; the maximum base height before setback is 45 feet, and the maximum building height is 55 feet. Off-street parking is required for 50 percent of all dwelling units. R6 districts also permit community facility uses at a maximum FAR of 4.8.

At the southeasterly portion of the subject site, fronting on 132nd Avenue, the applicant proposes to develop a 10-story AIRS building measuring approximately 107 feet tall. The new building would contain approximately 139,500 gross square feet of floor area and approximately 146 AIRS units, with one additional unit for a superintendent. Combined with the existing AIRS building, the development would total approximately 232,000 gross square feet and contain approximately 258 dwelling units.

The development would also contain approximately 3,900 square feet of publicly accessible community facility space that would be used to provide senior services and recreational programming. In conjunction with the proposed AIRS building, the applicant would provide a total of approximately 90 parking spaces on-site. Approximately 85 spaces would be provided for the 258 dwelling units which is greater than the number of parking spaces required for AIRS developments where parking must be provided for at least 25% of the total income-restricted units. Five additional parking spaces would serve the senior center employees. The parking lot would continue to be accessible by a single curb cut. However, the curb cut and parking facility would be relocated along 161st Street, across from 131st Avenue.

In conjunction with the proposed zoning map amendment, the applicant also requests a zoning text amendment (N 170337 ZRQ) to designate the project area as an MIH area. Although a residential building comprised entirely of AIRS units would not be subject to MIH requirements, development pursuant to Option 1 of the MIH program would require that at least 25 percent of the residential floor area be provided as housing affordable to households at an average of 60 percent of area median income (AMI), including a 10 percent band at 40 percent of AMI. Development pursuant to Option 2 would require that at least 30 percent of the residential floor area be affordable to households at an average of 80 percent AMI. Both options are proposed to be mapped within the MIH area.

ENVIRONMENTAL REVIEW

This application (C 170336 ZMQ), in conjunction with the related application for a zoning text amendment (N 170337 ZRQ), 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.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 22, 2017.

The Negative Declaration includes an (E) Designation (E-426) related to hazardous material, air quality, and noise to avoid the potential for significant adverse impacts, as described below.

The (E) designation requirements related to hazardous materials, air quality, and noise would apply to the following development site:

Block 12277, Lot 1

The (E) Designation related to hazardous materials is as follows:

Task 1:

Sampling Protocol

Prior to construction, the applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. No sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines for criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2:

Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated for the test results, a proposed remedial action plan (RAP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

With the assignment of the above-referenced (E) Designation for hazardous materials, the Proposed Actions would not result in significant adverse impacts.

The (E) designation text related to air quality is as follows:

The text of the (E) Designation for the 10-story proposed residential building under Scenario 1 would be as follows:

Any new residential development on Block 12277, Lot 1 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems, and any new HVAC stack (chimney) should be located at least 50 feet from 132nd Avenue and 154 feet from 161st Street to avoid any potential significant adverse air quality impacts. The stack shall be a minimum of 109 feet above grade.

The text for the (E) Designation for the 7-story community facility building under Scenario 2 would be as follows:

Any new community facility development on Block 12277, Lot 1 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems, and any new HVAC stack (chimney) should be located at least 50 feet from 161st Street and 150 feet from 132nd Avenue to avoid any potential significant adverse air quality impacts. The stack shall be a minimum of 76 feet above grade.

The text for the (E) Designation for the 14-story residential building under Scenario 2 would be as follows:

Any new residential development on Block 12277, Lot 1 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems, to avoid any potential significant adverse air quality impacts. The stack shall be a minimum of 143 feet above grade.

With the assignment of the above-referenced (E) Designation for air quality, the Proposed Actions would not result in significant adverse impacts.

The (E) Designation text related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential or community facility uses must provide a closed-window condition with a minimum attenuation of 25 dBA window/wall attenuation on the Guy R. Brewer Boulevard façade. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, central air conditioning or air conditioning sleeves containing air conditioners. In order to ensure an acceptable exterior noise environment, future HUD-assisted open space/recreation uses along the Guy R. Brewer Boulevard façade must maintain ambient noise levels of less than 65 dBA. Attenuation measure

include, but are not limited to, barriers along the proposed open space/recreation area.

With the assignment of the above-referenced (E) Designation for noise, the Proposed Actions would not result in significant adverse impacts.

The City Planning Commission has determined that the proposed action will have no significant effect on the environment.

UNIFORM LAND USE REVIEW

This application (C 170336 ZMQ) was certified as complete by the Department of City Planning on May 22, 2017, and was duly referred to Queens Community Board 12 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 170337 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 12 held a public hearing on this application (C 170336 ZMQ) on June 21, 2017, and on that day, by a vote of 23 in favor, 10 opposed, and with two abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 170336 ZMQ) and the related application for a zoning text amendment (N 170337 ZRQ) on June 29, 2017 and issued a recommendation approving the applications on July 21, 2017.

City Planning Commission Public Hearing

On July 26, 2017 (Calendar No. 7), the City Planning Commission scheduled August 9, 2017 for a public hearing on this application (C 170336 ZMQ), in conjunction with the related application

for a zoning text amendment (N 170337 ZRQ). The hearing was duly held on August 9, 2017 (Calendar No. 44). Seven speakers testified in favor of the application and none in opposition.

The applicant's attorney described the proposed AIRS development with respect to the need for affordable senior housing in the neighborhood. He also described the proposed rooftop gardens, senior center for residents, and community rooms, including space available to the residents of the neighborhood.

The applicant's architect described the bedroom unit mix of the existing AIRS development on the property as well as the mix for the proposed development. He also described the proposed first floor of the new development, which would be set back from the site's 132nd Avenue street line by approximately 20 feet and buffered by an area planted with lawn, trees, and shrubs, explaining that the residential units on this floor would be located away from Guy R. Brewer Boulevard and would be elevated to enhance the quality of life for these residents. He also indicated that although the property currently contains a fence around the premises and it is not visually intrusive, the applicants would reconsider the continued need for a fence.

A representative of the applicant team from the Fifth Avenue Committee spoke in favor of the application, noting that the need for affordable senior housing is extremely severe. He stated that the senior population across the city is growing and that the poverty rate is highest among seniors who are single. The proposed AIRS development would include only studios and one-bedroom units to serve the maximum number of seniors possible, but Department of Housing Preservation and Development (HPD) guidelines allow for some larger unit sizes to accommodate accessibility requirements and to provide space for those who require caregivers.

A representative of the Northeastern Towers development described the long waiting list for seniors who wish to move into the development and the need to expand capacity by developing the proposed AIRS building. She also noted that although the development provides 24-hour security services, the fence around the property adds an extra sense of security for the residents.

A representative of the applicant team from the Northeastern Conference of Seventh-day Adventists described the history of the development in providing affordable housing options for seniors and the demand to serve more of those in need. He also stated that the proposed development would provide a substantial number of jobs in short-term construction contracts and for the long-term operation of the facility.

A representative from the applicant's contractor team described their specialty in developing affordable housing.

A representative from HPD provided an overview of the Senior Affordable Rental Apartments (SARA) financing program, stating that the City is currently exceeding its goal of establishing 500 new units a year using this program. The demand for financing is high from both for-profit and non-profit developers to serve the growing need among the senior population. The program guidelines allow for development of studios and one-bedroom units to serve as many seniors as possible. She also noted that all HPD projects are required to comply with accessibility guidelines for residents with disabilities.

There were no other speakers and the hearing was closed.

Following the public hearing, the applicant submitted additional testimony describing the proposed design of the facility grounds, including fencing and landscaped areas that would meet the goals of ensuring resident privacy and security while also creating a positive pedestrian experience for the neighborhood.

HPD submitted additional testimony explaining current guidelines and recommended best practices for the provision of accessible communication tools and signage for seniors with disabilities. These include requirements for compliance with the federal and local accessibility laws and standards as described in the Federal Americans with Disabilities Act, Chapter 11 of the NYC Building Code, NYC Local Law 28, and additional resources maintained by the Mayor's Office for People with Disabilities.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 170336 ZMQ), in conjunction with the related application for a zoning text amendment (N 170337 ZRQ), is appropriate.

The R3X zoning district was established in 2005 with the City Council adoption of the Department of City Planning-sponsored Springfield Gardens rezoning (C 050194 ZMQ). The area-wide rezoning sought to ensure that all future residential development maintain the pre-existing scale and housing character of the neighborhood. Though Block 12277 was rezoned from R3-2 to R3X, along with 36 other full or partial blocks, the subject site was already developed with a 12-story non-profit residence for the elderly.

The Commission notes that the proposed zoning map amendment, in conjunction with the related action (N 170337 ZRQ) for a zoning text amendment, is not inconsistent with the goals of the Springfield Gardens rezoning (C 050194 ZMQ). The proposed zoning map amendment is limited to Block 12277, part of Lot 1, and would bring the existing AIRS building into compliance as well as facilitate construction of an additional AIRS building of approximately 147 units on the property. The additional residential development capacity that the R6 district would provide is appropriate for the site's location along a major boulevard, and resulting development would be consistent with the scale and land use patterns of similar neighborhood developments, notably Rochdale Village located across Guy R. Brewer Boulevard from the project site.

The Commission applauds the applicant's stated willingness to provide community space to serve the public, especially given the aging senior population and the residential community makeup of the surrounding neighborhoods. Furthermore, it recognizes the intent of the applicant to provide adequately designed and maintained landscape buffers and a fence surrounding the property to provide safety and security to elderly residents while improving the quality of the pedestrian experience in the neighborhood. Finally, the Commission notes that although an AIRS development would not be required to comply with MIH guidelines, the applicant has a mission-

oriented commitment to provide permanent affordability for the residential units developed under this proposal.

The Commission believes the proposed zoning text amendment (N 170337 ZRQ) is appropriate. The text amendment would establish an MIH area mapped with Options 1 and 2 coterminous with the portion of Block 12277, Lot 1 within the proposed R6 zoning district. Although residential buildings comprised entirely of AIRS units would not be subject to MIH requirements, the MIH area would ensure that any alternative residential development would be subject to MIH requirements and this would include permanently affordable units.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on May 22, 2017 with respect to this application (CEQR No. 17DCP161Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

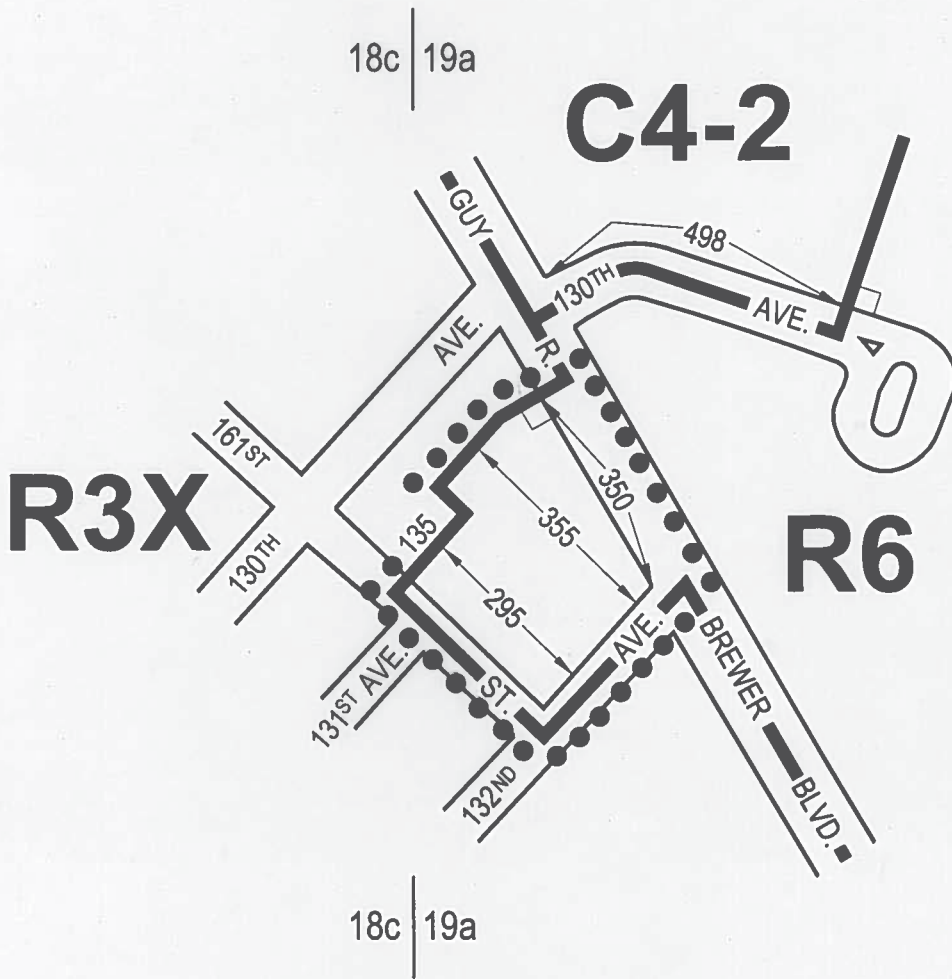
RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 18c and 19a, changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

The above resolution (C 170336 ZMQ), duly adopted by the City Planning Commission on September 6, 2017 (Calendar No. 19), is filed with the Office of the Speaker, the 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
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JOSEPH DOUEK,
RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,
ORLANDO MARÍN, LARISA ORTIZ, Commissioners

MICHELLE DE LA UZ, Commissioner, recused

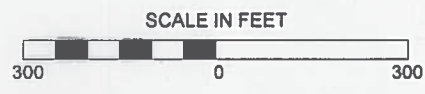


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
18c & 19a
 BOROUGH OF
QUEENS




New York, Certification Date
 MAY 22, 2017

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

- Indicates Zoning District Boundary.
- ● ● ●** The area enclosed by the dotted line is proposed to be rezoned by changing an existing R3X District to an R6 District.

 Community/Borough Board Recommendation Pursuant to the Uniform Land Use Review Procedure	
Application # C 170336 ZMQ CEQR Number 17DCP161Q	Project Name: Northeastern Towers Annex LP Borough(s) Queens Community District Number(s) 12
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 Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

Applicant(s): Northeastern Towers Annex LP 621 Degraw Street Brooklyn, NY 11217	Applicant's Representative: Eric Palatnik, Esq. Eric Palatnik, P.C. 32 Broadway, Suite 114 New York, NY 10004
Recommendation submitted by: Queens Community Board 12	
Date of public hearing: 6/21/17	Location: Robert Ross Johnson Family Life Ctr, 172-17 Linden Blvd, St. Albans, NY 11433
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: 6/21/17	Location: Robert Ross Johnson, FLC, 172-17 Linden Blvd
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 23 # Against: 10 # Abstaining: 2 Total members appointed to the board: 49	
Name of CB/BB officer completing this form Yvonne Redlick	Title Dist. Manager
Date 6/30/17	

* Board members voted on the text amendment and the rezoning

Queens Borough President Recommendation

APPLICATION: ULURP #170336 ZMQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP, pursuant to Section 197-c and 201 of the NYC Charter, for an amendment of the Zoning Map Section Nos. 18c and 19a by changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Jamaica, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426. (Related application ULURP #170337 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 29, 2017, 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 was one other speaker in favor of the application. 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 This application was filed for a zoning map change from R3X to R6 for a portion of a property (Block 12277, Lot 1) bounded by 161st Street, 132nd Avenue, Guy R. Brewer Boulevard and a line 135' and 195' north of 132nd Avenue. An approximate 35 feet buffer area located on the applicant's property would not be rezoned and left as part of an R3X district between the rezoning area and existing low-density homes;
- o The property to be rezoned is already developed with a 12-story senior housing building with 110 apartments for low-income seniors built in 1979. The total square footage of Block 12277, Lot 1 is 113,133 sf. The portion of the lot to be rezoned is 98,400 sf, approximately 14,733 sf on the northern portion of the lot would not be rezoned and left as an approximately 35 feet wide buffer between the property and the low density houses that front on 130th Avenue;
- o The proposed rezoning would facilitate construction of a new 10-story 130-unit Affordable Independent Residences for Seniors (AIRS) building. The new building would be constructed on the southern portion of the lot closest to 132nd Avenue. The existing parking lot would be relocated and expanded with 45 additional parking spaces bringing the total number of off-street spaces up to 90 total spaces. The new construction would also include new communal space that would be used by the residents of both the existing and new buildings;
- o The site is located on the west side of Guy R Brewer Boulevard. The areas on the east side of Guy R Brewer Boulevard are zoned R6 and C4-2. The R6 area is developed with Rochdale Village an apartment complex with twenty 14-story buildings. The C4-2 area is developed with a shopping mall that has regional chain stores and smaller local stores. The areas around the rezoning site are predominantly developed with low-density detached homes;
- o Community Board 12 approved this application by a vote of twenty-three (23) in favor with ten (10) against and two (2) abstaining at a public hearing held on June 12, 2017.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE