



IN THE MATTER OF an application submitted by Auberge Grand Central, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

Borough of Queens, Community District 6, as show on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502.

This application for a zoning map amendment was filed by Auberge Grand Central, LLC on May 17, 2018. The applicant proposes to change an R1-2A zoning district between 70th Road and 71st Avenue along 113th Street to an R7A zoning district, and to change an R1-2A zoning district at the southwest corner of 70th Road and the Grand Central Parkway service road to an R7X zoning district. This application, in conjunction with the related action (N 180448 ZRQ), would facilitate the reuse and enlargement of the former Parkway Hospital building for residential and community facility uses and the development of a new residential building in the Forest Hills neighborhood of Queens, Community District 6.

RELATED ACTION

In addition to the proposed zoning map amendment (C 180447 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 180448 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant proposes zoning map and text amendments to facilitate the enlargement and reuse of the former Parkway Hospital building fronting on 113th Street and the development of a new residential building fronting on the Grand Central Parkway service road in Forest Hills. The rezoning area is situated at the intersection of 113th Street and 70th Road (Block 2246, Lot 11 and Block 2248, Lots 228 and part of Lot 100) in Queens Community District 6.

The proposed development site (Block 2248, Lot 228) is an approximately 58,800 square-foot lot bounded by 113th Street to the west, 70th Road to the north, the Grand Central Parkway service road to the east, and P.S. 196 to the south. This lot is currently developed with a six-story building fronting on 113th Street, built in 1963, which housed the Parkway Hospital until its closure in 2008. The building has remained vacant since. The lot has 235 feet of frontage along the Grand Central Parkway service road. The Grand Central Parkway side of the lot was previously used as accessory parking and remains undeveloped.

A small portion of P.S. 196 (Block 2248, Lot 100), located directly south of the former Parkway Hospital, is within the area to be rezoned. P.S. 196 is a public elementary school serving students in kindergarten through fifth grade. Approximately 6,329 square feet out of a total lot area of 116,150 square feet would be rezoned. Since the portion of the lot subject to the proposed rezoning is so small and is currently used as a public school, this lot is not expected to be redeveloped as a result of the proposed rezoning.

Also within the proposed R7A zoning area is a legal, non-conforming, six-story multifamily residential building (Block 2246, Lot 11), which lies across 113th Street from the former Parkway Hospital lot within the R1-2A zoning district. The building, constructed in 1940, is a corner lot with approximately 200 feet of frontage along 113th Street and 135 feet of frontage along both 70th Road and 71st Avenue. This building would be brought into conformance and compliance by the proposed zoning map amendment, but no redevelopment is anticipated as the building is currently built to an FAR of 2.37 and likely contains units subject to rent stabilization.

The surrounding area is developed with a mixture of low- to medium-density residences and community facilities. Much of the area to the southwest of the proposed rezoning is zoned R7-1 and consists of medium density multifamily buildings, typically built to six stories, and a range of community facilities. The community facilities include a public library branch, a yeshiva, a private girls school and multiple medical offices. The Forest Hills-71st Avenue subway station, serving the E and F lines, sits three blocks west of the development site, at the intersection of Queens Boulevard and 71st Avenue.

The area northwest of the rezoning area is zoned R1-2A, and largely consists of one- and two-story single-family homes constructed in the first half of the 20th century, with building heights rarely surpassing 25 feet. Directly north of the proposed rezoning area is a row of single-story single-family houses developed in 1950. Recent redevelopment has increased the bulk of many single-family homes, which played a major role in motivating the Cord Meyer-Forest Hills rezoning in 2009. East of the proposed rezoning area, beyond the Grand Central Parkway, is Flushing Meadows Corona Park.

The proposed rezoning area is situated between two high-density senior facilities fronting along the Grand Central Parkway service road: Atria Forest Hills, a 10-story senior living facility, and Fairview Rehab & Nursing Home, a five-story assisted living facility. This reflects both a rise in density along the Grand Central Parkway service road, as well as the needs of a large and growing senior population in Community District 6. According to the US Census, Community District 6 has the fifth highest share of its population consisting of residents over the age of 65 among New York City's 59 community districts.

Both subject blocks were originally mapped with an R1-2 zone in 1961, but their zoning was changed to an R1-2A district as part of the DCP-sponsored Cord Meyer-Forest Hills rezoning (C 090283 ZMQ) in 2009. R1-2A districts limit residential development to detached single-family homes with a maximum residential floor area ratio (FAR) of 0.5, a maximum perimeter wall height of 25 feet, and a maximum building height of 35 feet. The maximum allowable community facility FAR is 1.0. This area-wide rezoning exclusively sought to ensure that future development more closely reflected the neighborhood's established built scale and made no

special consideration for existing legally non-conforming lots in the Cord Meyer-Forest Hills neighborhood.

The applicant seeks to map R7A and R7X zoning districts over the western and eastern portions of the rezoning area, respectively, and to designate it as an MIH area. R7A is a contextual district allowing residential buildings with a maximum residential FAR of 4.0 and a maximum building height of 80 feet. In MIH areas, the maximum residential FAR is increased to 4.60 and the maximum building height is 90 feet, or 95 feet if the building has a qualifying ground floor with a floor-to-ceiling height of at least 13 feet. The allowed building base height ranges between 40 feet and 75 feet. Community facilities with a maximum FAR of 4.0 are also permitted. Off-street accessory parking is required for 50 percent of all dwelling units, excluding Affordable Independent Residences for Seniors (AIRS) and income-restricted housing units, which require off-street parking for 10 percent and 15 percent of all dwelling units, respectively.

R7X is a contextual district allowing residential buildings with a maximum residential FAR of 5.0 and a maximum building height of 120 feet. In MIH areas, the maximum residential FAR is increased to 6.0 and maximum building height to 140 feet, or 145 feet if the building has a qualifying ground floor with a floor-to-ceiling height of at least 13 feet. The allowed building base height ranges between 60 feet and 105 feet. Community facilities with a maximum FAR of 5.0 are also permitted. Off-street parking requirements are the same as those in R7A districts.

The proposed development would consist of an enlargement of the former Parkway Hospital building from six to eight stories and the development of a new 14-story residential building. The former Parkway Hospital building would contain approximately 91,942 square feet of floor area, composed of approximately 67 AIRS dwelling units and 68 affordable dwelling units. Up to 105 of these units would remain permanently affordable through the provisions of the MIH options described below. The enlarged building would rise to a total height of approximately 89 feet, with a front setback of 10 feet for the added seventh and eighth floors. Approximately 4,034 square feet of the ground floor of the former Parkway Hospital building would be set aside as community facility space, with a separate entrance along 113th Street.

The proposed 14-story building would front along the Grand Central Parkway service road and contain approximately 219,105 square feet of floor area, composed of approximately 216 market rate dwelling units. The building would rise to a total height of approximately 140 feet, with a 10-story base height of approximately 102 feet and a 10-foot setback for floors 11 through 14. A grade change of approximately 19 feet from west to east would reduce the height discrepancy between the new building and the enlarged former Parkway Hospital building. The new building would provide approximately 180 accessory parking spaces in an underground garage, accessible from a single curb cut along the Grand Central Parkway service road.

In conjunction with the proposed zoning amendment, the applicant also requests a zoning text amendment (N 180448 ZRQ) to designate the rezoning area as an MIH area mapped with Options 1, 2, and the Workforce Option. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area be devoted to housing units affordable to residents with household incomes at an average of 80 percent of the AMI. No more than three income bands can be used to average out to 80 percent, and no income band can exceed 130 percent of the AMI. Development pursuant to the Workforce Option would require that at least 30 percent of the residential floor area be affordable to households at an average of 115 of the AMI. The applicant proposes to use the Workforce Option.

ENVIRONMENTAL REVIEW

This application (C 180447 ZMQ), in conjunction with the related application for a zoning text amendment (N 180448 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 18DCP021Q. 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 September 24, 2018. The Negative Declaration includes an (E) designation (E-502) to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

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 180447 ZMQ) was certified as complete by the Department of City Planning (DCP) on September 24, 2018 and was duly referred to Queens Community Board 6 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 180448 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 6 held a public hearing on this application (C 180447 ZMQ) on November 14, 2018, and on that day, by a vote of 33 in favor, three opposed, and with one abstention, adopted a resolution recommending approval of the application with the following condition:

“Community Board 6 approved this application with a provision that union workers are utilized at the location.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 180447 ZMQ) on December 6, 2018 and on December 11, 2018 issued a recommendation approving the application with the following condition:

“Skilled tradesmen earning equitable salaries are essential in assuring a safe construction site that will result in a durable well-constructed building. As important are the building staff who provide services to maintain and keep buildings in good repair. The applicant should work with the building trades and labor unions that represent these workers to reach an agreement that would assure quality construction and the success of the project.”

City Planning Commission Public Hearing

On December 5, 2018 (Calendar No. 6), the City Planning Commission scheduled December 19, 2018 for a public hearing on this application (C 180447 ZMQ), in conjunction with the related application for a zoning text amendment (N 180448 ZRQ). The hearing was duly held on December 19, 2018 (Calendar No. 26). One speaker testified in favor of the application and one in opposition.

A member of the applicant team testified in support of the application, providing a summary of the requested actions, proposed development, site plan, and unit mix. The representative emphasized the need for affordable senior housing in this community and described the proposal as an opportunity to rehabilitate a disused structure.

A representative from the 32BJ Services Employees International Union testified in opposition to the application. He urged the applicant to agree to providing good jobs with family-sustaining wages and benefits for workers in Queens and emphasized that the Parkway Hospital was formerly an important source of economic opportunity.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 180447 ZMQ), in conjunction with the related application for a zoning text amendment (N 180448 ZRQ), is appropriate.

In 2009, an R1-2A zoning district replaced R1-2 zoning established in this vicinity in 1961 through the City Council's adoption of DCP's Cord Meyer-Forest Hills rezoning (C 090283 ZMQ). This area-wide rezoning sought to ensure that all future residential development more closely reflect the pre-existing built scale of the neighborhood. Though Blocks 2246 and 2248 were also rezoned from R1-2 to R1-2A, the subject blocks were already developed with a six-story multifamily building and a six-story medical facility building, respectively. The Commission notes that the proposed zoning map amendment, in conjunction with the related action (N 180448 ZRQ) for a zoning text amendment, is generally consistent with the goal of the Cord Meyer-Forest Hills rezoning to reinforce built contexts.

The proposed zoning map amendment is limited to two blocks, Blocks 2246 and 2248, in a location on the eastern edge of the neighborhood, and it would bring existing buildings into conformance and compliance. The proposed R7A district, which covers the two existing buildings, is well-suited for this purpose given its FAR and building height provisions. The proposed R7X district's additional density is appropriate given the site's edge location near the Grand Central Parkway, a wide thoroughfare. The proposed building's overall 140-foot height and massing would be mediated by a significant grade change on the site, as well as the required building setback above the tenth floor, required among the proposed R7X zoning district's provisions.

The proposed development would facilitate the development of a total of approximately 351 dwelling units, of which approximately 135 would be affordable and included within the reuse and redevelopment of the former Parkway Hospital, which has been vacant since it closed in 2008. Approximately 67 of these affordable dwelling units would be set aside as AIRS dwelling units, which would be permanently affordable and age-restricted to seniors. This is consistent with one of the key initiatives of Housing New York, the Mayor's housing plan. The inclusion of

the age-restricted units is of added interest for this community, given the large and growing senior population in Community District 6.

The Commission acknowledges the recommendations from Community Board 6 and the Queens Borough President that the applicant employ unionized labor, but notes that this matter is outside the purview of the requested actions.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on September 24, 2018 with respect to this application (CEQR No. 18DCP021Q), 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 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 hereby amended by changing the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502.

The above resolution (C 180447 ZMQ), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 19), 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.

MARISA LAGO, *Chair*

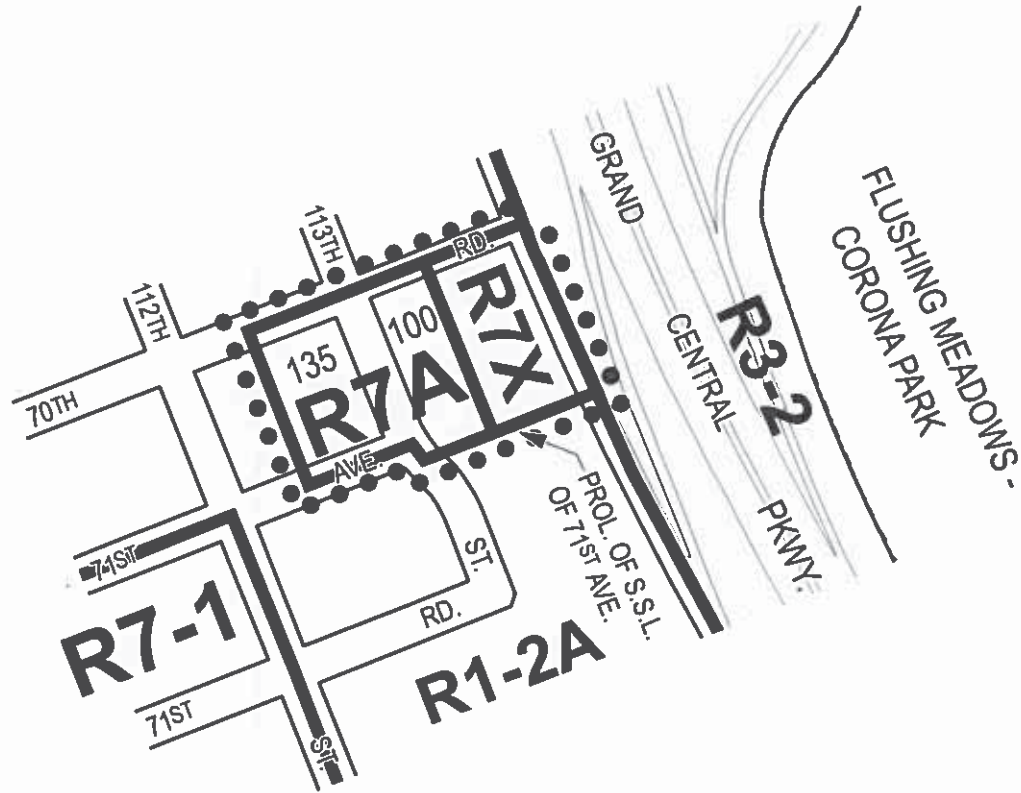
KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE de la UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



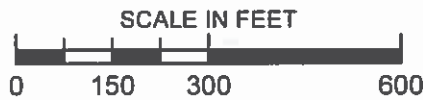
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

14a
 BOROUGH OF
 QUEENS



New York, Certification Date
 SEPTEMBER 24, 2018

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 R1-2A District to R7A and R7X Districts.



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application # C 180447 ZMQ	Project Name Former Parkway Hospital Rezoning
CEQR Number: 18DCP021Q	Borough(s) Queens Community District Number(s) 6

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 Auberge Grand Central, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

- changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street, and
- changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street,

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502.

Applicant(s): Auberge Grand Central, LLC 275 Madison Avenue, Suite 1718 New York, NY 10016	Applicant's Representative: Eric Palatnik, Esq. Eric Palatnik, P.C. 32 Broadway, Suite 114 New York, NY 10004	
Recommendation submitted by: Queens Community Board 6		
Date of public hearing: November 14, 2018	Location: 80-02 Kew Gardens Road, Suite 202, Kew Gardens, NY	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: November 14, 2018	Location: 80-02 Kew Gardens Road, Suite 202, Kew Gardens, NY	
RECOMMENDATION <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input checked="" 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: 33 # Against: 3 # Abstaining: 1 Total members appointed to the board: 46		
Name of CB/BB officer completing this form Frank P. Gulluscio	Title District Manager	Date 11/14/2018



COMMUNITY BOARD 6, QUEENS

104-01 METROPOLITAN AVENUE · FOREST HILLS, NY 11375-4136

TEL: (718) 263-9250 · FAX: (718) 263-2211

QN06@CB.NYC.GOV

WWW.NYC.GOV/CB6Q



Whitepot Settled 1653

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DISTRICT MANAGER

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VICE-CHAIR · SCOPING

MELINDA KATZ
BOROUGH PRESIDENT

ULURP APPLICATION # C 180447 ZMQ – FORMER PARKWAY HOSPITAL REZONING – 70-35 113TH STREET – FOREST HILLS

Community Board 6 approved this application with a provision that union workers are utilized at the location.

Motion passed on a roll call vote (33 in favor, 3 opposed, 1 abstention)

Queens Borough President Recommendation

APPLICATION: ULURP #C180447 ZMQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Eric Palatnik, Esq. on behalf of Auberge Grand Central LLC, pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section No. 14a:

1. Changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. Changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

Borough of Queens Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502. (Related item: ULURP #N180448 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on December 6, 2018 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 (1) speaker in favor of the application and one (1) speaker against. 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:

- The applicant is requesting a zoning map amendment to rezone an existing R1-2A District to R7A and R7X districts to facilitate the renovation and enlargement of a former hospital building and development of a new multi-family residential building;
- The proposed R7A and R7X districts would allow an increase in the maximum permitted bulk and permit a wider range of community facilities. R7A Districts allow a maximum 4.6 Floor Area Ratio (FAR) for market rate residential housing and 5.01 FAR for Affordable Independent Residences for Seniors (AIRS). The maximum building height is 95' and the maximum front wall height is 75'. The parking requirement is 50% of market rate residential units and 10% for AIRS units. R7X Districts allow a maximum 5 FAR for market rate housing and 6 FAR for AIRS. The R7X District allows a maximum building height of 145' and the allowed maximum front wall height is 105'. The parking requirement is 50% of market rate residential units and 10% for AIRS;
- The applicant has also filed a related ULURP application (#N180448 ZRQ) for a zoning text amendment to Appendix F of the NYC Zoning Resolution designating the proposed rezoning area as a Mandatory Inclusionary Housing Designated Area (MIHA);
- The area to be rezoned begins approximately 135 feet west of 113th Street to the Grand Central Parkway Service Road between 70th Road and 71st Avenue. The rezoning would affect three properties: 70-01 113th Street (Block 2246, Lot 11), 70-35 113th Street (Block 2248, Lot 228), and part of 71-25 113th Street (Block 2248, Lot 100);
- The applicant's property (Block 2248, Lot 228) is a 57,035 sf (approximately 235' X 240') rectangular lot with frontages on both 113th Street and the Grand Central Parkway Service Road between 70th Road and 71st Avenue. The site is currently developed with the vacant six-story former Parkway Hospital building and parking lot. There is downward grade change of approximately 30 feet from 113th Street sloping down to the Grand Central Parkway Service Road. The area around the former hospital building (100' east of 113th Street) would be rezoned to an R7A District and the vacant parking lot (starting at 101' east of 113th Street) would be rezoned to an R7X District;
- The portion of Block 2248, Lot 100 to be rezoned (approximately 30' X 211' or 6% of the entire lot) abuts the south side of the applicant's site. A part of the existing three-story school building (PS 196) is located within the rezoning area. The zoning change on this parcel mirrors that of the applicant's property – a R7A District would be mapped approximately 83 feet east of 113th Street and a R7X District would begin at approximately 84 feet east of 113th Street ending at the Grand Central Parkway Service Road. There is no expected development potential on any part of Lot 100 which is developed with a school;

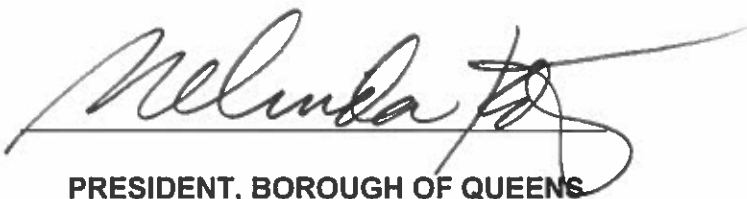
- Block 2246, Lot 11 is the eastern half of Block 2246 and is located across 113th Street from the applicant's development site and proposed to be rezoned from R1-2A to R7A District. This lot is developed with an existing six-story legally noncomplying apartment building and would be brought closer to compliance with the proposed rezoning. There is no expected development potential on Block 2246, Lot 11;
- The applicant is proposing to enlarge the existing former 6-story hospital building in the proposed R7A District and build a new 14-story residential building in the proposed R7X District. The combined buildings would result in a total of 302,691 sf (5.3 FAR) of mixed residential and community facility space. There would be a total of 351 residential units of which there would be 135 affordable and senior affordable units. The footprint of the existing 6-story former hospital building would not be enlarged. However, two-floors would be added to the top of the building. The enlarged 95,976 sf 8-story building would provide 68 affordable units and 67 AIRS units. The AIRS units will be offered to seniors with incomes between 70-80% AMI. Overall the 135 affordable and AIRS units will fall between 70-115% AMI fitting within the Workforce Option mandating 30% of units at 115% AMI. However, the applicant is working towards a overall average of 95% AMI for the project. The new approximately 206,715 sf, 14-story second building would be constructed in the R7X portion of the site formerly used as a parking lot. That building would rise to a base height of approximately 101 feet, then setback 10 feet before rising to its full 140 feet height. This building will include 216 market rate dwelling units and provide the required 180 accessory parking spaces on cellar and sub-cellar levels to meet the parking requirement for the entire development. The parking garage will be accessed from Grand Central Parkway Service Road;
- The immediate surrounding area is predominantly developed with multi-family apartment buildings generally to the south, institutional uses and community facility uses including houses of worship, a nursing home, and several schools. Areas to the north and northwest of the rezoning area are mostly developed with one- to three-story single family houses. The area to the southwest of the rezoning area is zoned R7-1 District and predominantly developed with six-story apartment buildings. There is a R1-2A District immediately south of the rezoning area that is mostly developed with two- to three-story single family houses and further to the south there is an R6 District mostly developed with 6-story multi-family dwellings;
- CB 6 approved this application with a condition by a vote of thirty-three (33) in favor, three (3) against and one (1) abstaining at a community board meeting held on November 14, 2018. CB 6's condition of approval is that the applicant should hire union workers at the location;
- At the Queens Borough President's Land Use Public Hearing, a representative from 32BJ spoke against the project and stated that the applicant and 32BJ are still in negotiation for a labor agreement for prevailing waged jobs. A representative from New York City District Council of Carpenters spoke about the potential generation of quality construction jobs for the proposed project and support for the proposed project if those jobs were made available to skilled union workers.

RECOMMENDATION

The Parkway Hospital site has been vacant for over ten years since its closing. Many efforts were undertaken to reopen the site as a health center to provide care and services for the neighborhood. However, due to the high costs and shifting economics of the health care industry those efforts were unsuccessful. Reuse of the site to provide new housing especially affordable housing and housing for seniors also meets a growing need of the community.

Based on the above considerations, I hereby recommend approval of this application with the following condition:

- Skilled tradesmen earning equitable salaries are essential in assuring a safe construction site that will result in a durable well-constructed building. As important are the building staff who provide services to maintain and keep buildings in good repair. The applicant should work with the building trades and labor unions that represent these workers to reach an agreement that would assure quality construction and success of the project.



PRESIDENT, BOROUGH OF QUEENS

12/17/18
DATE