



IN THE MATTER OF an application submitted by Queens Community Board 8, pursuant to Section 201 of the New York City Charter, for an amendment of Article II, Chapter 1 (Statement of Legislative Intent) of the Zoning Resolution of the City of New York, permitting the R2X Residence District to be mapped in the Borough of Queens, Community District 8.

This application (N 190301 ZRQ) for a zoning text amendment was filed by Queens Community Board 8 on February 20, 2019 to modify Zoning Resolution (ZR) Section 21-12 to include Queens Community District 8 as an area where the R2X districts are permitted. This application would, in conjunction with the related zoning map amendment (C 190299 ZRQ), allow the enlargement of single-family, detached homes within the southwest portion of the Kew Gardens Hills neighborhood of Queens, Community District 8.

RELATED ACTION

In addition to the zoning text amendment (N 190301 ZRQ) 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:

C 190299 ZMQ Zoning map amendment to change R2 zoning districts to R2X districts.

BACKGROUND

A full background discussion and description of this application appears in the report for the related application for a zoning map amendment (C 190299 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 190301 ZRQ), in conjunction with the applications for the related action (C 190299 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 19DCP089Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on April 22, 2019.

UNIFORM LAND USE REVIEW

On April 22, 2019, this application (N 190301 ZRQ) was duly referred to Queens Community Board 8 and the Queens Borough President in accordance with the procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 190299 ZMQ), which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 8 held a public hearing on this application (N 190301 ZRQ) on May 8, 2018, and on that date, by a vote of 38 in favor, two opposed and no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 190301 ZRQ) on May 23, 2019, and on May 28, 2019, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On June 3, 2019 (Calendar No. 5), the City Planning Commission scheduled June 19, 2019, for a public hearing on this application (N 190301 ZRQ), in conjunction with the related application (C 190299 ZMQ). The hearing was duly held on June 19, 2018 (Calendar No. 23). A summary of the public hearing appears in the report for the related zoning map amendment action (C 190299 ZMQ).

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 190301 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 190299 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration described in the related report (C 190299 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE II: RESIDENCE DISTRICT REGULATIONS

Chapter 1: Statement of Legislative Intent

* * *

21-10

PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

* * *

21-12

R2X—Single-Family Detached Residence District

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses that serve the residents of the district or benefit from a residential environment.

This district may be mapped only within the Special Ocean Parkway District ~~and~~, as well as Community Districts 8 and 14 in the Borough of Queens.

* * *

The above resolution (N 190301 ZRQ), duly adopted, by the City Planning Commission on July 31, 2019 (Calendar No. 25), 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.

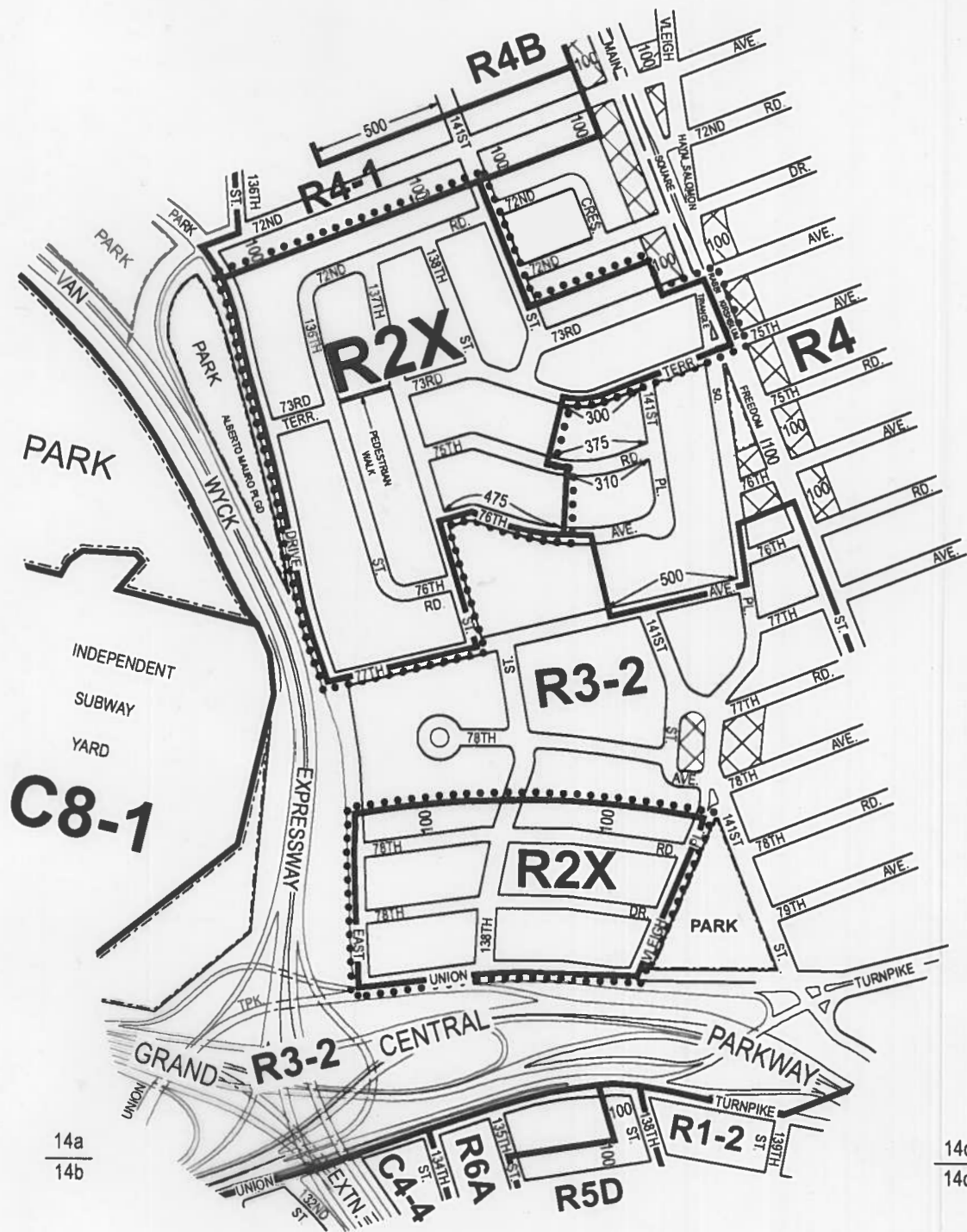
MARISA LAGO, *Chair*

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

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., III, MICHELLE R. DE LA UZ,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD**

Commissioners

14a | 14c



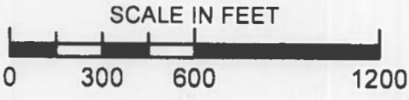
14b | 14d

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
14a & 14c
BOROUGH OF
QUEENS



New York, Certification Date:
APRIL 22, 2019

S. Lenard, Director
Technical Review Division



- NOTE:**
- Indicates Zoning District Boundary
 - The areas enclosed by the dotted line is proposed to be rezoned by changing existing R2 Districts to an R2X Districts.
 - Indicates a C1-2 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Application #:	Project Name:
CEQR Number:	Borough(s): Community District Number(s):
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

1. 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" ~~XXXXXXXXXX~~
 - **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"
2. 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:

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote:		Location:	
RECOMMENDATION <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>			
Voting # In Favor: # Against: # Abstaining: Total members appointed to the board:			
Name of CB/BB officer completing this form		Title	Date

Queens Borough President Recommendation

APPLICATION: ULURP #190299 ZMQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Jay Goldstein on behalf of Queens Community Board 8, pursuant to Sections 197-c and 201 of the NYC Zoning Resolution, for the amendment of the Zoning Map, Sections Nos. 14a and 14c changing from an R2 District to an R2X District property bounded by:

1. a line 100 feet southeasterly of 72nd Avenue, 141st Street, a line midway between 72nd Drive and 73rd Avenue, a line 100 feet southwesterly of Main Street, 73rd Avenue, Main Street, 73rd Terrace, a line passing through two points: one on the northerly street line of 75th Road distant 375 feet westerly (as measured along the northerly street line) from the northwesterly intersection of 75th Road and 141st Place, and the other on the southerly street line of 73rd Terrace distant 300 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 73rd Terrace and 141st Place, 75th Road, a line passing through two points: one on the northerly street line of 76th Avenue distant 475 feet easterly (as measured along the northerly street line) from the northeasterly intersection of 76th Avenue and 137th Street, and the other on the southerly street line of 75th Road distant 310 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 75th Road and 141st Place, 76th Avenue, 137th Street, 77th Avenue and Park Drive East; and
2. a line 100 feet northerly of 78th Road, Vleigh Place, Union Turnpike and Park Drive East;

Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only) dated April 22, 2019. (Related item: ULURP #N190301 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on May 23, 2019 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 two speakers in favor. 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:

- The applicant is proposing to rezone two areas of Kew Gardens Hills generally located between 72nd Avenue and Union Turnpike generally bounded by Park Drive East and Main Street from R2 to R2X. The proposed rezoning would accommodate growing families in larger single-family detached homes;
- Another application, filed by this applicant, concurrently under ULURP review proposes a zoning text amendment that would add Queens Community District 8 as an area where the R2X District could be mapped. Currently, the Zoning Resolution only allows the R2X District in the Special Ocean Parkway District and Queens Community District 14;
- The R2 District allows single-family detached homes with a .50 FAR, requires two side yards totaling 13 feet with a minimum width of 5 feet, a 30 feet rear yard, and a 21 feet perimeter wall and sky exposure plane to determine the building height. The R2X allows single-family detached homes with a base .85 FAR that combined with a 20% attic allowance would allow a maximum 1.02 FAR, requires two side yards totaling 10 feet with a minimum width of 2 feet, a 20 feet rear yard, a maximum building height of 35 feet.
- The areas of Kew Gardens Hills to be rezoned delineated as Area A affecting 284 properties on 10 tax blocks and Area B affecting 94 properties on 6 tax blocks are developed with single-family detached homes. Other development in the area includes detached and semi-detached one- & two-family housing, garden apartments and a school.
- Community Board 8 approved this application by a vote of thirty-eight (38) in favor with two (2) against and none (0) abstaining at a public meeting held on May 8, 2019. The public hearing for this application was held on May 6, 2019.

Continued

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS

5/28/19

DATE

Queens Borough President Recommendation

APPLICATION: ULURP #190301 ZRQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Jay Goldstein, Esq. on behalf of Queens Community Board 8, pursuant to Sections 200 and 201 of the NYC Charter, for a zoning text amendment to Section 21-12 designating Queens Community District 8 as an area where the R2X District may be mapped.
(Related item: ULURP #190299 ZMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on May 23, 2019 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 two speakers in favor. 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:

- The applicant is proposing a zoning text amendment that would add Queens Community District 8 as an area where the R2X District could be mapped. Currently, the Zoning Resolution only allows mapping of the R2X District in the Special Ocean Parkway District in Brooklyn and Queens Community District 14;
- Another application, filed by this applicant, concurrently under ULURP review proposes to rezone two areas of Kew Gardens Hills generally located between 72nd Avenue and Union Turnpike generally bounded by Park Drive East and Main Street from R2 to R2X. The proposed rezoning would accommodate growing families in larger single-family detached homes;
- The R2 District allows single-family detached homes with a .50 FAR, requires two side yards totaling 13 feet with a minimum width of 5 feet, a 30 feet rear yard, and a 21 feet perimeter wall and sky exposure plane to determine the building height. The R2X allows single-family detached homes with a base .85 FAR that combined with a 20% attic allowance would allow a maximum 1.02 FAR, requires two side yards totaling 10 feet with a minimum width of 2 feet, a 20 feet rear yard, a maximum building height of 35 feet;
- The areas of Kew Gardens Hills to be rezoned delineated as Area A affecting 284 properties on 10 tax blocks and Area B affecting 94 properties on 6 tax blocks are developed with single-family detached homes. Other development in the area includes detached and semi-detached one- & two-family housing, garden apartments and a school;
- Community Board 8 approved this application by a vote of thirty-eight (38) in favor with two (2) against and none (0) abstaining at a public meeting held on May 8, 2019. The public hearing for this application was held on May 6, 2019.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS

5/28/19
DATE