



CITY PLANNING COMMISSION

March 2, 2004/Calendar No. 21

C 050194 ZMQ

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. 18c, 18d, 19a, and 19b:

1. Changing from an R3-2 District to an R3X District property bounded by Guy R. Brewer Boulevard, 134th Avenue, a line midway between Guy R. Brewer Boulevard and 161st Street, a line 110 feet southeasterly of 134th Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 140 feet southwesterly of 154th Street, 132nd Avenue, 153rd Street, and Baisley Boulevard; and
2. Changing from an R3-2 District to an R3-1 District property bounded by Guy R. Brewer Boulevard, North Conduit Avenue, Baisley Boulevard South, 133rd Avenue, Grannatt Place, 132nd Street, Baisley Boulevard South, Baisley Boulevard, 153rd Street, 132nd Street, a line 140 feet southwesterly of 154th Street, a line 100 feet northeasterly of Rockaway Boulevard, a line 110 feet southeasterly of 134th Avenue, a line midway between Guy R. Brewer Boulevard and 161st Street, and 134th Street;

Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on November 30, 2004, to rezone approximately 68 blocks in the southeast Queens neighborhood of Springfield Gardens, from R3-2 to R3X and R3-1 to reflect the existing neighborhood context of one- and two- family detached and semi-detached houses.

BACKGROUND

The Department of City Planning is proposing to rezone from R3-2 to R3X and R3-1 an approximately 68-block area in the southeastern Queens neighborhood of Springfield Gardens. The proposed zoning changes respond to concerns voiced by the United Neighbors Civic Association (UNCA), a local civic organization within this community,

concerned with the construction of attached housing and multifamily apartment buildings on lots previously occupied by single- or two-family detached homes. The existing zoning, which has remained unchanged since 1961, has allowed for the demolition and replacement of older detached residences with multiple-unit structures.

The rezoning area is bounded by Baisley Boulevard to the northwest, Guy R. Brewer Boulevard to the northeast, and North Conduit Avenue to the south. Most of the area proposed to be rezoned is zoned R3-2. Approximately 88% of the 1,362 lots within the rezoning area are residentially developed, and, approximately 97% of these residential properties consist of one- and two- family detached and semi-detached homes, the vast majority of which were constructed in the mid-1900s. A C2-2 commercial overlay is mapped along Rockaway Boulevard and North Conduit Avenue within the area to be rezoned and will remain unaffected by the proposed rezoning.

The existing R3-2 zoning district allows for a broad range of housing types, including multifamily apartment buildings and attached row houses. The R3-2 district permits a maximum floor area ratio (FAR) of 0.5 (plus a 0.1 attic allowance), and limits the maximum building height to 35 feet. Detached structures require at least a 40-foot lot width and 3,800 square feet of lot area. Attached and semi-detached structures require lots that are at least 18 feet wide with 1,700 square feet of lot area. One parking space per dwelling unit is required. Community facilities are permitted at an FAR of 1.0.

The proposal would rezone the area from R3-2 to R3X and R3-1. An R3X district would replace the R3-2 zone on 26 full blocks and parts of ten blocks in the northeastern portion of the rezoning area generally bounded by Guy R. Brewer Boulevard, Baisley Boulevard, 153rd Street and 134th Avenue. An R3-1 district would replace R3-2 zoning in the remainder of the rezoning area generally bounded by 134th Avenue, Guy R. Brewer Boulevard, North Conduit Avenue, Baisley Boulevard and 153rd Street.

The proposed R3X district would limit new residential development to one- and two-family detached houses and would reflect the existing predominant character in the northeastern portion of the rezoning area. R3X districts require a minimum lot width of 35 feet and a minimum lot size of 3,325 square feet.

The proposed R3-1 district would allow one- and two- family detached and semi-detached houses only, and reflects this mixed housing character in the remaining portion of the rezoning area. The R3-1 zone requires a minimum lot width of 40 feet and a minimum lot size of 3,800 square feet for detached homes. A minimum lot width of 18 feet and a minimum lot size of 1,700 square feet is required for semi-detached houses.

Except for restrictions on housing type, the proposed R3X and R3-1 zones are similar to the existing R3-2 district. Regulations concerning bulk, height, and parking would remain unchanged under the proposal. Like the R3-2 zoning district, R3X and R3-1 zones permit a maximum floor area ratio (FAR) of 0.6 which includes a 0.1 attic

allowance, allow a maximum building height of 35 feet, and require one parking space per dwelling unit.

ENVIRONMENTAL REVIEW

The application (C050194 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 05DCP041Q. 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 December 6, 2004.

UNIFORM LAND USE REVIEW

This application (C 050194 ZMQ) was certified as complete by the Department of City Planning on December 6, 2004, and was duly referred to Community Board 12 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 12 held a public hearing on this application on January 19, 2005, and on that date by a vote of 25 to 0 with 0 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 February 3, 2005.

City Planning Commission Public Hearing

On February 2, 2005, Calendar No. 8, the City Planning Commission scheduled February 16, 2005 for a public hearing on this application (C 050194 ZMQ). The hearing was duly held on February 16, 2005 (Calendar No. 14). There were five speakers in favor of the application and none in opposition.

The speakers represented the United Neighbors Civic Association (UNCA), The Queens Civic Congress and community residents. In general, the speakers spoke of the need to address overdevelopment and the increasing demolition of sound one- and two- family detached homes in their community. An executive board member of UNCA described the organization's participation in the rezoning effort, and the potential impacts of overdevelopment on parking, the existing infrastructure, community resources and neighborhood character. A representative of the Queens Civic Congress stated that the proposed zoning changes would prevent inappropriate out-of-character development, and

urged that new regulations be considered to protect single family row-house development, a predominant housing type in Queens.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The Springfield Gardens neighborhood is primarily developed with one- and two- family detached and semi-detached homes. The current zoning, however, permits the new construction of multifamily and row house development, housing types that are not consistent with the existing neighborhood context.

The Commission notes that the proposed R3-1 and R3X districts would restrict future residential development to one- and two- family detached and semi-detached homes, and would therefore ensure that future development would be consistent with the prevailing neighborhood character.

The Commission believes that the proposed R3-1 and R3X districts would ensure that future development or expansion of existing homes would be within an envelope that better reflects the area's existing context. The action 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. 18c, 18d, 19a and 19b:

1. Changing from an R3-2 District to an R3X District property bounded by Guy R. Brewer Boulevard, 134th Avenue, a line midway between Guy R. Brewer Boulevard and 161st Street, a line 110 feet southeasterly of 134th Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 140 feet southwesterly of 154th Street, 132nd Avenue, 153rd Street, and Baisley Boulevard; and
2. Changing from an R3-2 District to an R3-1 District property bounded by Guy R. Brewer Boulevard, North Conduit Avenue, Baisley Boulevard South, 133rd Avenue, Grannatt Place, 132nd Street, Baisley Boulevard South, Baisley Boulevard, 153rd Street, 132nd Street, a line 140 feet southwesterly of 154th Street, a line 100 feet northeasterly of Rockaway Boulevard, a line 110 feet southeasterly of 134th Avenue, a line midway between Guy R. Brewer Boulevard and 161st Street, and 134th Street;

Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated December 6, 2005.

The above resolution (C050194 ZMQ), duly adopted by the City Planning Commission on March 2, 2005 (Calendar No. 21), 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, R.A., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners