



CITY PLANNING COMMISSION

January 28, 2008/Calendar No. 22

C 080101 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. 14b, 14c and 14d:

1. changing from an R3A District to an R3X District property bounded by 84th Road, a line 100 feet southwesterly of Parsons Boulevard, 87th Avenue, a line 100 feet southwesterly of 155th Street, 87th Road, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet northwesterly of Hillside Avenue, 148th Street, 84th Drive, and 150th Street;
2. changing from an R4-1 District to an R3X District property bounded by 148th Street, 87th Avenue, a line 100 feet westerly of 148th Street and its southerly prolongation, and a line 100 feet southerly of 85th Avenue;
3. changing from an R6A District to an R4 District property bounded by a line 100 feet northerly of 85th Drive, a line 475 feet westerly of 143rd Street, 85th Drive, a line 440 feet westerly of 143rd Street, a line 100 feet southerly of 85th Drive, a line 890 feet westerly of 143rd Street, 85th Drive, and a line 660 feet southwesterly of 143rd Street;
4. changing from an R3A District to an R4-1 District property bounded by 87th Avenue, 148th Street, a line 100 feet northwesterly of Hillside Avenue, and a line 100 feet northeasterly of 144th Street;
5. changing from an R4 District to an R4-1 District property bounded by the southerly service road of Grand Central Parkway, Parsons Boulevard, a line 100 feet northerly of Coolidge Avenue, a line 100 feet westerly of Parsons Boulevard, a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet easterly of Smedley Street, Hoover Avenue, Smedley Street, Coolidge Avenue, and 150th Street;
6. changing from an R4-1 District to an R4A District property bounded by:
 - a. a line 245 feet northerly of 85th Drive and its easterly prolongation, a line 100 feet easterly of 144th Street, the easterly prolongation of a line 215 feet southerly of 85th Drive, 144th Street, 85th Drive, and 143rd Street; and
 - b. 86th Avenue, a line perpendicular to the southeasterly street line of 86th Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 86th Avenue and the northeasterly street line of 139th Street, a line midway between 86th Avenue and 86th Road, a line 100 feet westerly of 143rd Street, 87th Avenue, and 139th Street;
7. changing from an R4 District to an R4B District property bounded by:

- a. the southerly service road of Grand Central Parkway, 150th Street, Coolidge Avenue, and Smedley Street; and
 - b. a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet westerly of Parsons Boulevard, Hoover Avenue, and a line 100 feet easterly of Smedley Street;
8. changing from an R6A District to an R4B District property bounded by Main Street, a line 570 feet northeasterly of Manton Street, a line midway between Pershing Crescent and Burden Crescent, a line perpendicular to the easterly street line of Pershing Crescent distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the easterly street line of Pershing Crescent and the northeasterly street line of Manton Street, Pershing Crescent, and a line 100 feet northeasterly of Manton Street;
9. changing from an R4 District to an R5D District property bounded by a line 100 feet northerly of Coolidge Avenue, Parsons Boulevard, Hoover Avenue, and a line 100 feet westerly of Parsons Boulevard; and
10. changing from an R6A District to an R5D District property bounded by:
- a. Union Turnpike, the southerly service road of Grand Central Parkway, 138th Street, Hoover Avenue, 135th Street, a line 100 feet northwesterly of Coolidge Avenue, and a line 100 feet southwestly of 138th Street; and
 - b. Burden Crescent, 84th Drive, a line perpendicular to the northwesterly street line of 84th Drive distant 250 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 84th Drive and the easterly street line of Burden Crescent, a line midway between Burden Crescent and 84th Drive, and a line perpendicular to the southeasterly street line of Burden Crescent distant 525 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Burden Crescent and the northwesterly street line of 84th Drive;

Borough of Queens, Community District 8, as shown in a diagram (for illustrative purposes only) dated October 1, 2007.

The application for the amendment of the Zoning Map was filed by the Department of City Planning on September 26, 2007, to address issues of out-of-character residential development in the Briarwood neighborhood of Queens Community District 8.

BACKGROUND

The Department of City Planning (DCP) proposes to rezone all or portions of 39 blocks in the central Queens neighborhood of Briarwood, Community District 8. The proposed amendments will update zoning designations for residentially developed portions of the Briarwood

community, which is generally bounded on the east by Parsons Boulevard, on the west by Queens Boulevard and the Van Wyck Expressway, on the north by the Grand Central Parkway, and on the south by Hillside Avenue.

Within the rezoning area, zoning designations would be changed from the existing residential zoning districts (R3A, R4, R4-1 and R6A) to zones that more closely reflect existing building types and occupancy (R3X, R4, R4A, R4B, R4-1 and R5D). The proposed zoning changes are intended to preserve the established character of Briarwood and to ensure that future development will reinforce the existing development patterns.

Briarwood is located in central Queens between Jamaica to the southeast and the Queens Borough Hall civic campus to the northwest. The neighborhood is predominantly residential with a variety of building types, ranging from larger apartment buildings to detached one- and two-family houses.

Much of the current zoning dates from 1996, when Briarwood was rezoned with various contextual districts. This rezoning study was initiated by the Department of City Planning following community concerns that the 1996 rezoning did not fully recognize the fine-grained differences in the built character of the neighborhood. The current Briarwood rezoning proposal is the result of close consultation with the Briarwood Civic Association.

The proposed Briarwood rezoning follows two recent rezonings in the immediate vicinity. Jamaica Hill, the adjacent neighborhood to the east of Briarwood, was contextually rezoned in June 2006. A rezoning of 368 blocks encompassing Downtown Jamaica and its adjacent neighborhoods was adopted in September 2007, and is located south and east of the Briarwood rezoning area.

EXISTING ZONING

The rezoning area is currently zoned R3A, R4, R4-1 and R6A. Except for the R4 district, these zones date back to 1996. The R4 district dates to the adoption of the 1961 Zoning Resolution.

R3A

A 22-block area in the eastern portion of the rezoning area is zoned R3A and is predominantly developed with one- and two- family detached residences. Portions of two blocks north of Hillside Avenue between 144th and 148th Streets are developed with primarily with one- and two- family semi-detached homes.

R3A Districts permit one- and two-family detached residences at a maximum allowable floor area ratio (FAR) of 0.6 (including a 0.1 FAR attic allowance). A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required. The perimeter wall may rise 21 feet before sloping or being set back to achieve a maximum height of 35 feet. One parking space is required for each dwelling unit.

R4

An R4 district is located in the northeastern corner of the rezoning area encompassing four blocks situated north of Hoover Avenue and east of Smedley Street. These blocks are primarily developed with one- and two-family attached and semi-detached homes.

R4 districts allow all types of residences including multifamily residential development at a maximum FAR of 0.9 (including a 0.15 attic allowance). A minimum lot width of 40 feet and a minimum lot area of 3,800 square feet are required for detached houses, and a minimum lot width of 18 feet and minimum lot area of 1,700 square feet are required for attached or semi-detached

residential buildings. The perimeter wall may rise 25 feet before being set back to achieve a maximum building height of 35 feet. One parking space is required for each dwelling unit.

R4 Infill provisions could be applicable and would encourage greater bulk and more dwelling units than in R4 districts. R4 infill provisions typically produce three-story buildings with three dwelling units and two parking spaces --- one in a ground floor garage and the other in the driveway. The maximum allowable FAR is 1.35. Height and setback regulations are the same as for R4 districts.

R4-1

An R4-1 district is located on portions of four blocks in the rezoning area that are primarily developed with one- and two-family detached houses.

R4-1 districts permit one- and two-family detached and semi-detached residences at a maximum FAR of 0.9 (including a 0.15 attic allowance). A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required for detached houses, and a minimum lot width of 18 feet and minimum lot area of 1,700 square feet are required for semi-detached residences. The perimeter wall may rise 25 feet before sloping back to a maximum height of 35 feet. One parking space is required for each dwelling unit.

R6A

In the rezoning area, an R6A district is currently mapped on six blocks that are developed with 2- and 3-story row houses and multifamily residential buildings.

R6A districts permit all types of residences at a maximum FAR of 3.0, require a street wall height between 40-60 feet and allow a maximum height of 70 feet. This zoned typically produces 6- or

7-story apartment buildings set on the street line. Accessory parking is required for 50% of the dwelling units.

PROPOSED ZONING

The proposed rezoning of all or part of 39 blocks would result in a change from R3A, R4, R4-1 and R6A to R3X, R4, R4-1, R4A, R4B and R5D districts. The proposed zoning districts would more closely reflect the existing building types and occupancy.

R3X

The proposed R3X District would be mapped on all or portions of 22 blocks currently zoned R3A bounded by 84th Road to the north, 148th Street to the west, Parsons Boulevard to the east and Hillside Avenue to the south, and on a portion of one block front, currently zoned R4-1, on 148th Street, bounded by 84th Drive to the north and 87th Avenue to the south. These blocks are developed primarily with one- and two-family detached homes on lots wider than 35 feet.

The proposed R3X District would limit new development to one- and two-family detached houses on lots with a minimum width of 35 feet and a minimum lot area of 3,325 square feet. The perimeter wall would be permitted to rise to a maximum height of 21 feet before sloping to a maximum height of 35 feet. One parking space per dwelling unit is required. The maximum allowable FAR is 0.6 (including 0.1 FAR attic allowance).

R4-1

An R4-1 District is proposed on portions of two blocks currently zoned R3A bounded by 87th Avenue to the north, 148th Street to the east, 144th Street to the west and Hillside Avenue to the south, and on portions of three blocks currently zoned R4 bounded by the Grand Central Parkway to the north, Parsons Boulevard to the east, Hoover Avenue to the south and Smedley Street to the west. This area is characterized by one- and two-family detached and semidetached homes.

The proposed R4-1 District would allow one- and two- family detached and semi-detached buildings. A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required for detached houses. For semidetached houses a minimum lot width of 18 feet and a minimum lot area of 1,700 square feet are required. This district has a maximum 0.9 FAR (including a 0.15 attic allowance).

R4A

R4A is proposed on portions of two blocks currently zoned R4-1 bounded by 86th Avenue to the north, 143rd Street to the east, 139th Street to the west and 87th Avenue to the south, and on portions of two blocks bounded by 84th Drive to the north, 148th Street to the east, 143rd Street to the west and 87th Avenue to the south. These properties are developed predominantly with one- and two-family detached houses on smaller lots.

The proposed R4A district would only allow detached, one- and two-family houses on properties with minimum lot widths of 30 feet. The maximum FAR allowed is 0.9 (including a 0.15 FAR attic allowance). The building maximum wall height allowed is 21 feet at the perimeter and a maximum of 35 feet at the peak.

R4B

An R4B District is proposed on a portion of two blocks on the southern half of Pershing Crescent currently zoned R6A, and on all or portions of three blocks in the northeast corner of Briarwood bounded by the Grand Central Parkway to the north, Parsons Boulevard to the east, Hoover Avenue to the south and Smedley Street to the west, currently zoned R4. These blocks are developed primarily with two-story row houses with rear yard parking.

R4B Districts are primarily low rise row house districts that permit one- and two-family residences and permit detached, semidetached and attached residential buildings. The maximum FAR is 0.9 and the maximum building height is 24 feet. Front yard parking is prohibited in R4B Districts.

R4

An R4 District is proposed on a portion of two blocks, currently zoned R6A, on 85th Drive, west of 143rd Street. These properties are developed with row houses with driveways and front yard parking.

The proposed R4 District, a general residence district, permits all types of housing, including multifamily residential development at an FAR of 0.9 (including a 0.15 attic allowance), and a maximum FAR of 1.35 where R4 infill regulations could apply. The maximum building wall height in R4 districts is 25 feet, and the maximum building height is 35 feet.

R5D

An R5D District is proposed on portions of two blocks, currently zoned R4, fronting on Parsons Boulevard between the Grand Central Parkway to the north and Hoover Avenue to the south, and on all or portions of three blocks, currently zoned R6A, bounded by the Grand Central Parkway to the north, 138th Street to the east, 135th Street to the west and Hoover Avenue to the south, and a portion of one block bounded by Burden Crescent to the north and 85th Avenue to the south, also in an R6A District.

The proposed R5D District is a general residence district that allows for all types of housing. The maximum allowable residential FAR is 2.0 with a maximum building height of 40 feet. Parking spaces for 66% of dwelling units are required in R5D Districts

ENVIRONMENTAL REVIEW

This application (C 080101 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 08DCP019 Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on October 1, 2007.

UNIFORM LAND USE REVIEW

This application (C 080101 ZMQ) was certified as complete by the Department of City Planning on October 1, 2007, and was duly referred to Community Board 8 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 8 held a public hearing on this application (C 080101 ZMQ) on October 23, 2007 and on November 14, 2007, by a vote of 32 in favor, 0 opposed and 0 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 080101 ZMQ) was considered by the Borough President who issued a recommendation on December 4, 2007 approving the application.

City Planning Commission Public Hearing

On December 5, 2007 (Calendar No. 14) the City Planning Commission scheduled December 19, 2007 for a public hearing on this application (C 080101 ZMQ). The hearing was duly held on December 19, 2007 (Calendar No. 34). There were no speakers and the hearing was closed.

CONSIDERATION

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

The Commission believes that the proposed zoning changes would better reflect the variety of existing contexts in the Briarwood community and ensure that future development would be consistent with well-established development patterns.

The Commission notes that the approximately 39-block rezoning area consists of several distinct subareas, the largest of which is a 22-block area proposed to be rezoned to R3X from R3A. The Commission notes that the proposed R3X would require a wider minimum lot width of 35 feet, thereby reducing the potential for subdivision on the area's wide lots. The Commission believes that this change would reinforce the existing neighborhood character by allowing development to be at a density more compatible with existing conditions.

The Commission also believes that the proposed zoning changes from R3A and R4 to R4-1 would more appropriately reflect the mix of one- and two- family detached and semi-detached residences on portions of five blocks located at the northeastern corner of the rezoning area between Smedley Street and Parsons Boulevard and southern edge of the rezoning area between 144th and 148th Streets. Furthermore, the proposed zoning change from R4-1 to R4A would better reflect the existing one- and two- family detached houses on portions of two blocks east of 139th Street between 86th and 87th Avenues.

The Commission believes that the proposed zoning changes from R4 and R6A to R4B would better reflect the two-story rowhouses that are predominant on portions of the subject blocks and would ensure that future development is in keeping with the existing contexts.

The Commission also believes that an R4 district proposed to be mapped on a portion of 85th Drive east of 139th Street would better reflect the two-story row house development on these properties that have front yard parking. The Commission believes that the moderate density R5D district is appropriate on two blocks and a portion of another in the northeast corner of the rezoning area and on a portion of one block bounded by Burden Crescent and 84th Drive. The proposed change would prevent out-of-character development and more closely reflect the three- and four-story residences on these blocks.

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. 14b, 14c and 14d:

1. changing from an R3A District to an R3X District property bounded by 84th Road, a line 100 feet southwesterly of Parsons Boulevard, 87th Avenue, a line 100 feet southwesterly of 155th Street, 87th Road, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet northwesterly of Hillside Avenue, 148th Street, 84th Drive, and 150th Street;

2. changing from an R4-1 District to an R3X District property bounded by 148th Street, 87th Avenue, a line 100 feet westerly of 148th Street and its southerly prolongation, and a line 100 feet southerly of 85th Avenue;
3. changing from an R6A District to an R4 District property bounded by a line 100 feet northerly of 85th Drive, a line 475 feet westerly of 143rd Street, 85th Drive, a line 440 feet westerly of 143rd Street, a line 100 feet southerly of 85th Drive, a line 890 feet westerly of 143rd Street, 85th Drive, and a line 660 feet southwestwardly of 143rd Street;
4. changing from an R3A District to an R4-1 District property bounded by 87th Avenue, 148th Street, a line 100 feet northwestwardly of Hillside Avenue, and a line 100 feet northeastwardly of 144th Street;
5. changing from an R4 District to an R4-1 District property bounded by the southerly service road of Grand Central Parkway, Parsons Boulevard, a line 100 feet northerly of Coolidge Avenue, a line 100 feet westerly of Parsons Boulevard, a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet easterly of Smedley Street, Hoover Avenue, Smedley Street, Coolidge Avenue, and 150th Street;
6. changing from an R4-1 District to an R4A District property bounded by:
 - a. a line 245 feet northerly of 85th Drive and its easterly prolongation, a line 100 feet easterly of 144th Street, the easterly prolongation of a line 215 feet southerly of 85th Drive, 144th Street, 85th Drive, and 143rd Street; and
 - b. 86th Avenue, a line perpendicular to the southeasterly street line of 86th Avenue distant 150 feet northeastwardly (as measured along the street line) from the point of intersection of the southeasterly street line of 86th Avenue and the northeastwardly street line of 139th Street, a line midway between 86th Avenue and 86th Road, a line 100 feet westerly of 143rd Street, 87th Avenue, and 139th Street;
7. changing from an R4 District to an R4B District property bounded by:
 - a. the southerly service road of Grand Central Parkway, 150th Street, Coolidge Avenue, and Smedley Street; and
 - b. a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet westerly of Parsons Boulevard, Hoover Avenue, and a line 100 feet easterly of Smedley Street;
8. changing from an R6A District to an R4B District property bounded by Main Street, a line 570 feet northeastwardly of Manton Street, a line midway between Pershing Crescent and Burden Crescent, a line perpendicular to the easterly street line of Pershing Crescent distant 120 feet northeastwardly (as measured along the street line) from the point of intersection of the easterly street line of Pershing Crescent and the northeastwardly street line of Manton Street, Pershing Crescent, and a line 100 feet northeastwardly of Manton Street;
9. changing from an R4 District to an R5D District property bounded by a line 100 feet northerly of Coolidge Avenue, Parsons Boulevard, Hoover Avenue, and a line 100 feet westerly of Parsons Boulevard; and
10. changing from an R6A District to an R5D District property bounded by:

- a. Union Turnpike, the southerly service road of Grand Central Parkway, 138th Street, Hoover Avenue, 135th Street, a line 100 feet northwesterly of Coolidge Avenue, and a line 100 feet southwesterly of 138th Street; and
- b. Burden Crescent, 84th Drive, a line perpendicular to the northwesterly street line of 84th Drive distant 250 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 84th Drive and the easterly street line of Burden Crescent, a line midway between Burden Crescent and 84th Drive, and a line perpendicular to the southeasterly street line of Burden Crescent distant 525 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Burden Crescent and the northwesterly street line of 84th Drive;

Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only) dated October 1, 2007.

The above resolution (C 080101 ZMQ), duly adopted by the City Planning Commission on January 28, 2008, (Calendar No. 22), 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. CERRULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners

SHIRLEY A. MCRAE, Commissioner, Abstaining