



CITY PLANNING COMMISSION

February 7, 2007/Calendar No. 14

C 070079 ZMQ

IN THE MATTER OF an application submitted by Dermot QFC LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d:

- 1) changing from an R6 District to a C4-5X District property bounded by a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue , a line 150 feet southwesterly of Parsons Boulevard, 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street; and
- 2) changing from a C4-2 District to a C4-5X District property bounded by 89th Avenue, Parsons Boulevard, a line 75 feet northwesterly of 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street;

Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated September 25, 2006.

The application for an amendment of the Zoning Map was filed by New York City Economic Development Corporation and Dermot QFC, LLC on August 25, 2006 to allow for construction of a 500-space attended public parking garage to be located on portions of the cellar and sub-cellar of a building located at 89-14 Parsons Boulevard in Jamaica, Queens.

RELATED ACTIONS

In addition to the amendment of the Zoning Map which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 070080 PPQ Disposition of 2 city owned properties pursuant to zoning.

2. C 070081 ZSQ Special permit pursuant to Section 74-52 to allow for a 500-space, below grade public parking garage.

3. C 070082 ZSQ Special permit to permit the modification of street wall and setback regulations pursuant to Section 74-743(a)2, to permit the location of business entry and show windows within 75 feet of a residential district boundary pursuant to Section 74-743(a)3, to permit the location of commercial uses on the same floors as residential use pursuant to Section 74-744(b), and to permit the location of signage within 75 feet of a residential district boundary pursuant to section 744-744(c).

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for the grant of a special permit (C 070082 ZSQ).

ENVIRONMENTAL REVIEW

This application (C 070079 ZMQ), in conjunction with the applications for the related actions (C 070080 PPQ), (C 070081 ZSQ) and (C 070082 ZSQ), 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 06DME014Q. The lead agency is The Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on September 19, 2006.

UNIFORM LAND USE REVIEW

This application (C 070079 ZMQ), in conjunction with the applications for the related actions (C 070080 PPQ), (C 070081 ZSQ) and (C 070082 ZSQ), was certified as complete by the Department of City Planning on September 25, 2006, 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 November 15, 2006, and on that date, by a vote of 30 to none with 3 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendation of Community Board 12 appears in the report on the related application for the grant of a special permit (C 070082 ZSQ).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on January 9, 2007.

City Planning Commission Public Hearing

On December 20, 2007 (Calendar No. 3), the City Planning Commission scheduled January 10, 2007, for a public hearing on this application (C 070079 ZMQ). The hearing was duly held on January 10, 2007 (Calendar No. 22), in conjunction with the public hearing on the applications for the related actions (C 070080 PPQ), (C 070081 ZSQ) and (C 070082 ZSQ).

There were a number of speakers, as described in the report on the related application for the grant of a special permit (C 070082 ZSQ), and the hearing was closed.

CONSIDERATION

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

A full consideration and analysis of the issues, and the reasons for approving this application appears in the report on the related special permit application (C 070082 ZSQ).

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 No. 14d:

1) changing from an R6 District to a C4-5X District property bounded by a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue , a line 150 feet southwesterly of Parsons Boulevard, 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street; and

2) changing from a C4-2 District to a C4-5X District property bounded by 89th Avenue, Parsons Boulevard, a line 75 feet northwesterly of 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street;

Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes

only) dated September 25, 2006.

The above resolution (C 070779 ZMQ), duly adopted by the City Planning Commission on February 7, 2007 (Calendar No. 14), 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