



CITY PLANNING COMMISSION

August 21, 2002/Calendar No. 22

C 020629 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. 14a and 14b:

1. changing from an R7-1 District to an R4B District property bounded by:
 - a. a line midway between Saunders Street and Queens Boulevard, a line 100 feet easterly of 67th Avenue, Booth Street, 67th Avenue, a line 190 feet southerly of Wetherole Street, a line 100 feet westerly of 67th Avenue, a line 115 feet southerly of Wetherole Street, the northerly prolongation of the easterly street line of Austin Street, a line 100 feet northerly of Wetherole Street, and 66th Avenue; and
 - b. Austin Street, a line midway between 67th Road and 67th Drive, a line 100 feet southerly of Booth Street, 67th Drive, a line perpendicular to the easterly street line of 67th Drive distant 160 feet southerly of the intersection of the southerly street line of Booth Street and the easterly street line of 67th Drive, 68th Avenue, Austin Street, a line perpendicular to the southerly street line of Austin Street distant 120 feet westerly of the intersection of the westerly street line of Yellowstone Boulevard and the southerly street line of Austin Street, the northerly boundary line of the Long Island Rail Road (Main Line), and 67th Avenue;
2. changing from an R4 District to an R4B District property bounded by Burns Street, 68th Avenue, Clyde Street, 69th Avenue, Loubet Street, a line 100 feet westerly of 69th Avenue, a line midway between Kessel Street and Juno Street, a line 100 feet easterly of 68th Avenue, Nansen Street, a line 100 feet easterly of Selfridge Street, Olcott Street, a line bisecting an angle formed by the southerly prolongations of the easterly street line of Selfridge Street and the westerly street line of 69th Avenue, a line 150 feet northerly of Metropolitan Avenue, the easterly boundary line of the Long Island Rail Road Glendale Cut-Off, Kessel Street, Selfridge Street, Juno Street, a line 100 feet easterly of Yellowstone Boulevard and its southerly prolongation, Ingram Street, Yellowstone Boulevard, a line perpendicular to the southerly prolongation of Selfridge Street and passing through a point distant 10 feet southwesterly along the southwesterly street line of Yellowstone Boulevard from the intersection of the westerly street line of Selfridge Street and the westerly street line of Yellowstone Boulevard, the easterly boundary line of the Long Island Rail Road Glendale Cut-Off, Fleet Street, Groton Street, a line 100 feet westerly of Yellowstone Boulevard, Fleet Street, Dane Place, a line midway between Exeter Street and Dartmouth Street, a line 100 feet easterly of Yellowstone Boulevard, a line midway between Dartmouth Street and Clyde Street, a line 40 feet easterly of Yellowstone Boulevard, Clyde Street, a line perpendicular to the northerly street line of Clyde Street distant 100 feet easterly of the intersection of the easterly street line of

Yellowstone Boulevard and the northerly street line of Clyde Street, a line midway between Clyde Street and Burns Street, and a line perpendicular to the southerly street line of Burns Street distant 100 feet easterly of the intersection of the easterly street line of Yellowstone Boulevard and the southerly street line of Burns Street;

3. changing from an R3-2 District to an R4B District property bounded by Fleet Street, a line 100 feet westerly of 70th Avenue, a line midway between Fleet Street and Groton Street, a line 100 feet easterly of 69th Avenue, a line midway between Harrow Street and Groton Street, and 69th Avenue;
4. changing from an R3-2 District to an R3-1 District property bounded by Dartmouth Street, 70th Avenue, Exeter Street, 71st Avenue, Groton Street, 70th Avenue, a line midway between Harrow Street and Groton Street, a line 100 feet easterly of 69th Avenue, a line midway between Groton Street and Fleet Street, a line 100 feet westerly of 70th Avenue, Fleet Street, and 69th Avenue;
5. changing from an R3-2 District to an R2 District property bounded by Groton Street, 72nd Avenue, Greenway South, Ascan Avenue, a line midway between Juno Street and Ingram Street, a line 100 feet westerly of Ascan Street, a line midway between Kessel Street and Juno Street, 71st Avenue, a line midway between Loubet Street and Kessel Street, 69th Avenue, a line midway between Harrow Street and Groton Street, and 70th Avenue;
6. changing from an R4 District to an R3A District property bounded by a line midway between Kessell Street and Juno Street, a line 100 feet westerly of 69th Avenue, Loubet Street, 69th Avenue, a line 150 feet northerly of Metropolitan Avenue, a line bisecting an angle formed by the southerly prolongations of the easterly street line of Selfridge Street and the westerly street line of 69th Avenue, Olcott Street, a line 100 feet easterly of Selfridge Street, Nansen Street, and a line 100 feet easterly of 68th Avenue; and
7. establishing within a proposed R4B District a C1-2 District bounded by Groton Street, 69th Avenue, Harrow Street, and a line 100 feet westerly of 69th Avenue,

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 28, 2002.

The application for an amendment of the Zoning Map was filed by the New York City

Department of City Planning on May 16, 2002, to rezone approximately 61 blocks in the Forest Hills and Rego Park sections of Queens, Community District 6.

BACKGROUND

The Department of City Planning proposes to rezone all or portions of 61 blocks in Forest Hills and Rego Park in Community District 6. The rezoning action would change zoning designations from R7-1 to R4B (Sub-Areas 1A and 1B); from R4 to R4B (Sub-Area 2); from R4 to R3A (Sub-Area 3); from R3-2 to R3-1 (Sub-Area 4); and from R3-2 to R2 (Sub-Area 5). A C1-2 commercial overlay district would be established in Sub-Area 2 for the westerly blockfront of 69th Avenue between Groton and Harrow Streets at a depth of 100 feet.

Zoning designations within the Forest Hills/Rego Park study area have been in place since the Zoning Resolution was amended on a citywide basis in 1961. Recently residents of Forest Hills and Rego Park have become increasingly concerned that current zoning allows new residential development that is out of scale and character with the surrounding neighborhood. The construction of several new structures, most notably an enlargement at 99-24 67th Avenue in Rego Park, has intensified this sentiment. Consequently, the Department has identified discreet areas that are similarly developed with low scale, one- and two-family houses and has analyzed FAR and building type data to determine zoning districts, including newer contextual districts, that better reflect these areas' existing built form, while allowing new development that is more compatible to the overall neighborhood context.

The area proposed for rezoning is generally bounded by Queens Boulevard to the north, Metropolitan Avenue to the south, the Long Island Rail Road Glendale Cut-off to the west and Ascan Avenue to the east.

Blocks in the study area are located within larger swaths of R3-2, R4 and R7-1 zoning districts. Generally, the R3-2 District is located on blocks south of the LIRR's Main Line and east of 69th Avenue, while the R4 District is also located on blocks south of the LIRR's Main Line, but includes blocks west of 69th Avenue running westerly to Woodhaven Boulevard, south of Fleet Street. An R7-1 area is located north of the LIRR's Main Line and extends to blocks north of Queens Boulevard and west of 108th Street. Of the nearly 2,200 zoning lots within the study area, the vast majority are developed with one- and two-family dwellings built in the first half of the 20th century.

The Forest Hills/ Rego Park Study area has been divided into six sub-areas. Sub-Areas 1A and 1B are composed of all or portions of eight blocks located in Rego Park and zoned R7-1. These sub-areas are generally located between Queens Boulevard and the LIRR's Main Line, between 66th and 68th avenues. Of these 291 lots, 273 (94%) are uniformly developed with one- and two-family attached brick rowhouses. The rowhouses are developed at an FAR that ranges from 0.6 to 1.0. Surrounding this enclave of rowhouses, outside of the study area, are five- to seven-story apartment buildings built at an average FAR of 3.4, more typical of development throughout the Rego Park area and along the Queens Boulevard corridor.

The R7-1 District is a medium density apartment house district, with a maximum floor area ratio (FAR) of 3.44. The maximum FAR typically produces 14-story buildings with low lot coverage and no front yard requirements. Parking is required for 60 percent of the new dwelling units in the R7-1 District.

Although the lots within Sub-Areas 1A and 1B are developed almost exclusively with one- and two-family attached rowhouses with uniform front yards of approximately 15 feet, the R7-1 District does not require front yards. Enlargements and new construction can be built that is out of character with existing development fabric. The recent alteration of one of the rowhouses (along 67th Avenue) into a three-family dwelling with no front yard is an example of such.

The proposed R4B District is intended to produce two-story row houses, although detached and semi-detached houses are also permitted. A front yard with a minimum depth of five feet is required, and new buildings must provide a front yard equal to the depth of adjoining yards that measure from 5 to 20 feet in depth. Development is limited to one- or two-family houses, with a maximum floor area ratio of 0.9, using the attic rule. Front yard parking is prohibited; parking must be located within the building or in the rear of the lot. The creation of curb-cuts to access rear yard parking is permitted but, must be located in the side lot ribbon. Maximum building height is limited to 24 feet, including the apex of a pitched roof. There is no restriction on the maximum length of a street wall. Of the 291 lots that make up Sub-Areas 1A and 1B, 200 (69 percent) comply with the proposed 0.9 FAR.

Sub-Area 2 is also proposed to be zoned R4B. Sub-Area 2, consists of 24 blocks currently zoned R4 and is generally bounded by the LIRR's Main Line to the north, Metropolitan Avenue to the south, 69th Avenue to the east, and the LIRR's Glendale Cut-Off to the west. All existing developments are attached and semi-detached brick dwellings of which 96 percent are either one- or two-family homes. The remaining 4 percent are multi-family dwellings. The Far of

developments in the sub-area range from 0.6 to 1.35. Scattered along the periphery, outside of this area, are several large, multi-family apartment buildings. Local commercial uses are confined to several blocks along Yellowstone Boulevard and Metropolitan Avenue, currently zoned for local commercial use, and one blockfront on 69th Avenue between Groton and Harrow streets, not currently zoned for commercial use.

The R4 District is a general residence district which allows a variety of housing types. Maximum FAR is 0.75, plus the attic allowance of 0.15. A maximum FAR of 1.35 is possible under the infill provision of the Zoning Resolution. In general, buildings are no taller than three stories.

As previously described for Sub-Areas 1A and 1B, the proposed R4B District is intended, in general, to produce two-story row houses, although detached and semi-detached houses are also permitted. The maximum FAR is 0.9. Under the proposed R4B zoning, 67 percent of the existing development comply with the 0.9 FAR.; 100 percent conform with the building type (detached, semi-detached, and attached); and 96 percent conform with the number of dwelling units (one- and two-family).

Additionally, it is proposed that a C1-2, commercial overlay be established along one blockfront in the proposed R4B District, located on the west side of 69th Avenue, between Groton and Harrow streets. This would bring this blockfront into conformance as it has been long developed with local commercial uses. Commercial uses permitted in C1-2 Districts typically cater to the

daily needs of the immediate neighborhood and include small dry cleaning establishments, restaurants, and barber shops.

Sub-Area 3, consists of six blocks zoned R4 located in Forest Hills. The sub-area is generally bounded by Juno Street to the north, Metropolitan Avenue to the south, 69th Avenue to the east and, 68th Avenue to the west. The existing developments in the sub-area consist of detached dwellings (99%) and one semi-detached development. Of these developments, 99 percent are either one- or two-family homes. Many houses in this sub-area are constructed on lots that are less 25 feet in width (70%). This Sub-Area is proposed to be rezoned to R3A.

The proposed R3A District permits one- and two-family detached houses on relatively narrow lots (99 percent compliance). While the existing R4 District allows a maximum FAR of 0.9, the proposed R3A District allows a maximum FAR of 0.6. Approximately 64 percent of the lots on these six blocks comply with the FAR regulations of the proposed R3A District.

The proposed R3A District does not allow multi-family development which is permitted in the existing R4 District. Density is restricted to one dwelling unit for each 1,185 square feet of lot area, and in two-unit buildings, one unit must contain at least 925 square feet of floor area. The required parking ratio is one space per dwelling unit.

Sub-Area 4, is comprised of five blocks zoned R3-2 located in Forest Hills. The sub-area is generally bounded by Dartmouth Street to the north, Groton Street to the south, Continental-71st

Avenue to the east and 69th Avenue to the west. The area is predominately developed with a mixture of detached and semi-detached houses (93%). Homes in this sub-area are developed as either one- or two-family residences (98%).

The existing R3-2 zoning is a general residence district that permits various housing types, including garden apartments and rowhouses. The maximum FAR is 0.5, plus the attic allowance of 0.1 (0.6 maximum). For detached houses, the minimum lot width is 40 feet; each zoning lot must have two side yards totaling 13 feet with a minimum of 5 feet. For semi-detached houses, the minimum lot size is 1,700 square feet; the minimum lot width is 18 feet; and the minimum side yard is 8 feet. For all developments, the front yard must be at least 15 feet. Lot coverage may not exceed 35 percent. The required parking ratio is one space per dwelling unit. The maximum building perimeter wall height is 21 feet. Above this height a third floor is permitted, but the building must set back or have a pitched roof to fit within the envelope regulations. The maximum height is 35 feet at the apex of a pitched roof.

Of the 132 developed lots in this sub-area, 123 or 93 percent are developed with detached and semi-detached homes. The proposed R3-1 District permits only one- and two-family detached and semi-detached houses. The maximum allowable FAR is 0.6 for both R3-2 and the proposed R3-1. Current density provisions for one- and two- family developments would also be retained.

Sub-Area 5 is zoned R3-2 and is located in Forest Hills. This sub-area comprises a portion of the neighborhood known locally as Van-Court, as well as all or portions of eight similarly developed

blocks north of Harrow Street, outside of the Van-Court boundary. Lots within the Van-Court community are subject to restrictive covenants which limit developments to one-family residences, establish front and side yard requirements, and require Board of Directors approval of plans for building alterations.

Sub-Area 5 is predominately developed with single-family detached houses (98%). Of the houses in this area, 98 percent have been developed on lots that are a minimum of 40 feet wide and have an area of (98%) on 4,000 square foot lots. The FAR for existing developments range from 0.5 to 0.9 with a majority of the developments falling between 0.5 and 0.6 FAR (79%). Within this sub-area is the only vacant lot in the study area. This 6,000 square-foot site is located on the north side of Kessel Street between 70th Avenue and 71st Avenue.

As stated previously, the R3-2 District is a general residence district and is the lowest density zone in which multiple family dwellings are permitted. This is inconsistent with the requirements of the restrictive covenants.

The proposed R2 District permits only single-family homes, on lots with a minimum of 3,800 square feet in area. The proposed R2 has a maximum FAR of 0.5.

ENVIRONMENTAL REVIEW

This application (C 020629 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 02DCP058Q. 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 May 28, 2002.

UNIFORM LAND USE REVIEW

This application (C 020629 ZMQ) was certified as complete by the Department of City Planning on May 28, 2002, and was duly referred to Community Board 6 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application on June 12, 2002, and on that date, by a vote of 29 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 on July 19, 2002, approving the application.

City Planning Commission Public Hearing

On July 10, 2002 (Calendar No.13), the City Planning Commission scheduled July 24, 2002, for a public hearing on this application (C 020629 ZMQ). The hearing was duly held on July 24, 2002 (Calendar No. 17). There were two speakers in favor and none opposed to the application.

Two representatives from the Forest Hills Community and Civic Association testified in favor of the application and reiterated the community board's request for zoning designations that more closely reflect the variety of existing building types and development patterns in the community. Additionally, they voiced concern about new developments that were out of scale and character with surrounding buildings and that new zoning should guide new development to be more compatible to the form and scale of existing development.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The present zoning in the study area does not reflect the existing building types and development patterns of the area. The Commission believes the proposed zoning map amendments will reinforce the existing neighborhood character, and establish zoning designations consistent with existing built forms. The Commission believes that the zoning changes will guide new developments and alterations to be more harmonious with the scale and configuration of

buildings in these portions of the Forest Hills and Rego Park neighborhoods.

The Commission notes that Sub-Areas 1A, 1B and 2 are similarly developed with one- and two-family attached brick rowhouses, yet the sub-areas have zoning designations which do not reflect the prevalent rowhouse character. The Commission believes the rezoning of Sub-Areas 1A and 1B from R7-1 to R4B and Sub-Area 2 from R4 to R4B would prevent out of character development and alterations and establish a floor area ratio consistent with the existing development. The Commission is aware that the change in FAR for Sub-Area 1A and 1B is substantial, however the Commission believes the rezoning of this area from 3.44 FAR to 0.9 FAR will better reflect the rowhouse character of these eight Rego Park blocks just south of Queens Boulevard.

The Commission notes that within Sub-Area 2, commercial developments on the west side of 69th Avenue, between Groton and Harrow Streets have been in place for years and are welcomed uses in the community. The Commission believes that the establishment of a C1-2 commercial overlay district in this blockfront will bring this long existing commercial blockfront into conformance with the zoning.

The Commission believes the rezoning of Sub-Area 3 from an R4 District to an R3A District better reflects the existing development in the six-block sub-area by preventing multi-family and attached housing types and supporting the one- and two-family detached dwellings constructed on relatively narrow lots.

Similarly, the Commission believes that rezoning Sub-Area 4 from an R3-2 District to an R3-1 District will enhance the character of this five-block sub-area by limiting development to one- or two-family detached or semi-detached dwellings. The rezoning of this area will therefore prevent out of character developments and allow for new developments or expansions to be similar in building type and scale to existing developments in the immediate area.

The Commission notes the prevalence of single-family detached homes in Sub-Area 5, despite the fact that the existing zoning, R3-2, allows for the development of multifamily dwellings that are either attached, semi-detached, or detached. Additionally, the Commission notes the existing covenants on many of the homes in the sub-area that limit their development to single-family detached residences. The Commission believes rezoning Sub-area 5 from an R3-2 District to an R2 District will reinforce the single-family detached character of homes in the sub-area, and allow for future development that complements the pattern.

The Commission further notes the only vacant site in study area is located in Sub-Area 5. The Commission recognizes that under the existing R3-2 zone a two- to three-story structure containing five units could be developed, whereas, under the proposed R2 District, development would be limited to a two- to three-story single-family structure.

In summary, the Commission believes that the proposed zoning changes ultimately consolidate existing building scale and building types, primarily as either one- and two-family rowhouses or single-family detached dwellings, thereby, allowing zoning to better reflecting the existing

development in these portions of the Forest Hills and Rego Park neighborhoods.

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 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. 14a and 14b:

1. changing from an R7-1 District to an R4B District property bounded by:
 - a. a line midway between Saunders Street and Queens Boulevard, a line 100 feet easterly of 67th Avenue, Booth Street, 67th Avenue, a line 190 feet southerly of Wetherole Street, a line 100 feet westerly of 67th Avenue, a line 115 feet southerly of Wetherole Street, the northerly prolongation of the easterly street line of Austin Street, a line 100 feet northerly of Wetherole Street, and 66th Avenue; and
 - b. Austin Street, a line midway between 67th Road and 67th Drive, a line 100 feet southerly of Booth Street, 67th Drive, a line perpendicular to the easterly street line of 67th Drive distant 160 feet southerly of the intersection of the southerly street line of Booth Street and the easterly street line of 67th Drive, 68th Avenue, Austin Street, a line perpendicular to the southerly street line of Austin Street distant 120 feet westerly of the intersection of the westerly street line of Yellowstone Boulevard and the southerly street line of Austin Street, the northerly boundary line of the Long Island Rail Road (Main Line), and 67th Avenue;
2. changing from an R4 District to an R4B District property bounded by Burns Street, 68th Avenue, Clyde Street, 69th Avenue, Loubet Street, a line 100 feet westerly of 69th Avenue, a line midway between Kessel Street and Juno Street, a line 100 feet easterly of 68th Avenue, Nansen Street, a line 100 feet easterly of Selfridge Street, Olcott Street, a line bisecting an angle formed by the southerly prolongations of the easterly street line of Selfridge Street and the westerly street line of 69th Avenue, a line 150 feet northerly of

Metropolitan Avenue, the easterly boundary line of the Long Island Rail Road Glendale Cut-Off, Kessel Street, Selfridge Street, Juno Street, a line 100 feet easterly of Yellowstone Boulevard and its southerly prolongation, Ingram Street, Yellowstone Boulevard, a line perpendicular to the southerly prolongation of Selfridge Street and passing through a point distant 10 feet southwesterly along the southwesterly street line of Yellowstone Boulevard from the intersection of the westerly street line of Selfridge Street and the westerly street line of Yellowstone Boulevard, the easterly boundary line of the Long Island Rail Road Glendale Cut-Off, Fleet Street, Groton Street, a line 100 feet westerly of Yellowstone Boulevard, Fleet Street, Dane Place, a line midway between Exeter Street and Dartmouth Street, a line 100 feet easterly of Yellowstone Boulevard, a line midway between Dartmouth Street and Clyde Street, a line 40 feet easterly of Yellowstone Boulevard, Clyde Street, a line perpendicular to the northerly street line of Clyde Street distant 100 feet easterly of the intersection of the easterly street line of Yellowstone Boulevard and the northerly street line of Clyde Street, a line midway between Clyde Street and Burns Street, and a line perpendicular to the southerly street line of Burns Street distant 100 feet easterly of the intersection of the easterly street line of Yellowstone Boulevard and the southerly street line of Burns Street;

3. changing from an R3-2 District to an R4B District property bounded by Fleet Street, a line 100 feet westerly of 70th Avenue, a line midway between Fleet Street and Groton Street, a line 100 feet easterly of 69th Avenue, a line midway between Harrow Street and Groton Street, and 69th Avenue;
4. changing from an R3-2 District to an R3-1 District property bounded by Dartmouth Street, 70th Avenue, Exeter Street, 71st Avenue, Groton Street, 70th Avenue, a line midway between Harrow Street and Groton Street, a line 100 feet easterly of 69th Avenue, a line midway between Groton Street and Fleet Street, a line 100 feet westerly of 70th Avenue, Fleet Street, and 69th Avenue;
5. changing from an R3-2 District to an R2 District property bounded by Groton Street, 72nd Avenue, Greenway South, Ascan Avenue, a line midway between Juno Street and Ingram Street, a line 100 feet westerly of Ascan Street, a line midway between Kessel Street and Juno Street, 71st Avenue, a line midway between Loubet Street and Kessel Street, 69th Avenue, a line midway between Harrow Street and Groton Street, and 70th Avenue;
6. changing from an R4 District to an R3A District property bounded by a line midway between Kessell Street and Juno Street, a line 100 feet westerly of 69th Avenue, Loubet Street, 69th Avenue, a line 150 feet northerly of Metropolitan Avenue, a line bisecting an angle formed by the southerly prolongations of the easterly street line of Selfridge Street and the westerly street line of 69th Avenue, Olcott Street, a line 100 feet easterly of Selfridge Street, Nansen Street, and a line 100 feet easterly of 68th Avenue; and
7. Establishing within a proposed R4B District a C1-2 District bounded by Groton Street,

69th Avenue, Harrow Street, and a line 100 feet westerly of 69th Avenue,

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 28, 2002.

The above resolution (C 020629 ZMQ), duly adopted by the City Planning Commission on August 21, 2002 (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.

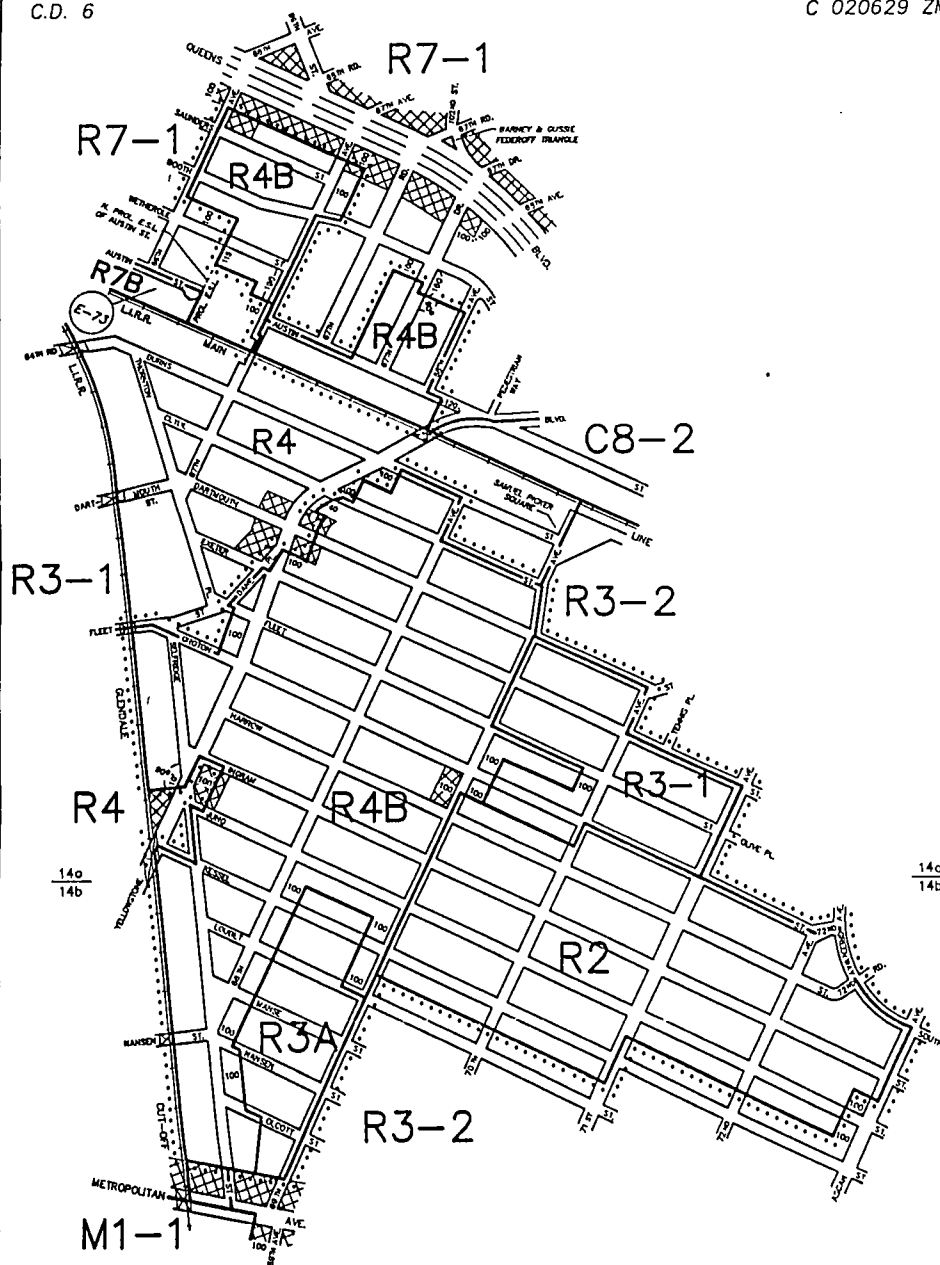
AMANDA M. BURDEN, A.I.C.P., Chair

KENNETH KNUCKLES, Esq., Vice-Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA CAVALUZZI, R.A.,

RICHARD W. EADDY, ALEXANDER GARVIN, WILLIAM J. GRINKER,

JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAPS

14a & 14b




BOROUGH OF
QUEENS

[Signature]
Director of Technical Review

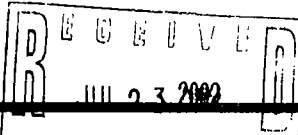
New York, Certification Date
MAY 28, 2002

SCALE IN FEET
600 0 600

NOTE:

- Indicates Zoning District boundary.
- The areas enclosed by the dotted lines are proposed to be rezoned by changing R3-2, R4 and R7-1 Districts to R2, R3-1, R3A and R4B Districts and by establishing a C1-2 District within a proposed R4B District.
-  Indicates a C1-2 District.
-  Indicates a C2-2 District.
-  Indicates a City Environmental Quality Declaration, refer to C.E.Q.R. sheet.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



QUEENS OFFICE
Department of City Planning

Queens Borough President Recommendation

APPLICATION: ULURP #020629 ZMQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Department of City Planning, pursuant to sections 197-c and 201 of the New York City Charter, for a zoning map amendment for a sixty-one (61) block area generally bounded by Queens Boulevard, Ascan Avenue, Metropolitan Avenue, and Long Island Rail Road Glendale Cut-off changing R7-1, R4 and R3-2 districts to R4B, R3A, R3-1 and R2 districts and establishing a C1-2 district, Zoning Maps 14a, 14b, Forest Hills and Rego Park, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 27, 2002, 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 four (4) speakers in favor and none (0) 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:

- o The Department of City Planning (DCP) proposes a zoning map amendment for a sixty-one (61) block area generally bounded by Queens Boulevard, Ascan Avenue, Metropolitan Avenue, and Long Island Rail Road Glendale Cut-off changing R7-1, R4 and R3-2 districts to R4B, R3A, R3-1 and R2 districts. DCP also proposes establishing a C1-2 overlay along the west side of 69th Avenue between Groton and Harrow Streets;
- o The proposed rezoning area is divided into six (6) sub-areas. Each sub-area will be contextually rezoned to better reflect the existing built character of Forest Hills and Rego Park. The C1-2 overlay on 69th Avenue would coincide with this blockfront's local commercial uses because it is not currently zoned for commercial use;
- o Forest Hills and Rego Park are neighborhoods primarily developed with one- and two-family dwellings. The inappropriate existing zoning in these neighborhoods would allow new residential development that would be out of scale and character in height and density with the surrounding community;
- o The contextual rezoning of these neighborhoods have been in the planning process for over a decade. The need for the rezoning was heightened in recent years, when several perfectly sound one- and two-family homes within the rezoning area were purchased, demolished and replaced by construction of out of character buildings. The Department of City Planning has worked closely with the Queens Borough President's Zoning Task Force and local community groups to identify problematic areas in need of contextual rezoning to better reflect the existing built form of those neighborhoods. The Queens Office of the Department of City Planning has been responsive and cooperative with Community Board 6 and the Queens Borough President's Office in addressing issues raised during the planning process for this application;
- o Community Board 6 approved this application by a vote of twenty-nine (29) in favor with none (0) against and none (0) abstaining at a public hearing held on June 12, 2002.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 020629 ZMQ

DOCKET DESCRIPTION

SEE ATTACHED

COMMUNITY BOARD NO. 6

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING 6/12/02

LOCATION 80-02 Kew Gardens Rd

WAS QUORUM PRESENT? XX YES NO

Kew Gardens NY
(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE 6/12/02

Kew Gardens Community Center
LOCATION 80-02 Kew Gardens Rd
Kew Gardens NY

RECOMMENDATION

XXX APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS

 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

VOTING

IN FAVOR 29 AGAINST -0- ABSTAINING -0-

TOTAL MEMBERS APPOINTED TO BOARD 38

COMMUNITY/BOROUGH BOARD OFFICER

Chairman

DATE

TITLE

1/91

6/13/02