

Queens Borough President Recommendation

APPLICATION: ULURP # C 200103 ZMQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Tuchman Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District for property bounded by the southwesterly and southerly boundary line of Flushing Meadow Park, a line 100 feet easterly of Saultell Avenue and its northerly prolongation, a line midway between Corona Avenue and Van Cleef Street, and Saultell Avenue and its northerly centerline prolongation, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-558. (Related application ULURP # 200104 ZRQ)

PUBLIC HEARING

A Public Hearing was held at Queens Borough Hall, 120-55 Queens Boulevard in the Borough President's Conference Room on February 20, 2020, 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 no other speakers. 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 application is proposing a zoning map amendment that would rezone properties located at 110-38 (Block 1971, Lot 27) and 110-40 Saultell Avenue (Block 1971, Lot 28) that are currently zoned with R6B and R6 Districts to an R6 District by extending the existing R6 District 100 feet west to Saultell Avenue along Corona Avenue;
- The applicant has also filed a related application (ULURP #N 200104 ZRQ) for a zoning text amendment to Appendix F of the Zoning Resolution that would designate and establish the area to be rezoned as a Mandatory Inclusionary Housing Area (MIH) within Community District 4;
- The proposed zoning map amendment will facilitate development of a new six-story plus cellar residential and community facility 30,848 SF (3.63 FAR) building. The proposed development provides 25 one-bedroom apartments which includes 6 affordable units (28,548 SF), a ground floor (2,300 SF) and cellar level (6,881 SF) community facility (total 6,881 SF), and the required 13 residential accessory parking spaces accessed from Corona Avenue. Per waiver provisions in the Zoning Resolution, the number of parking spaces that would be required for the proposed 6,881 SF dialysis center is below 25 spaces which allows waiver of parking for the facility. The proposed dialysis center would primarily serve the residents of the nearby Rego Park Health Care Facility (111-26 Corona Avenue) which is owned by the applicant of this application. The dialysis center would also be available to the general public requiring dialysis services;
- The proposed project area includes two properties located at 110-38 Avenue and 110-40 Saultell Avenue. Both lots are zoned R6B to a depth of 100 feet from Saultell Avenue. A sliver of both properties (approximately 12 and 20 feet) are zoned R6. The majority of the blockfront along Corona Avenue is zoned R6. 110-38 Saultell Avenue (Block 1972, Lot 27) has a lot area of approximately 2,795 SF (25.14' X 113.12') and is improved with an approximately 1,614 SF (0.58 FAR) two-story, two-family residential building built in 1910. 110-40 Saultell (Block 1972, Lot 28) is a corner lot (Saultell Avenue & Corona Avenue) that has a lot area of approximately 8,494 SF (72' X 120') and is improved with a 3,168 SF (0.37 FAR) two-story, two-family residential building built in 1915 and a one-story garage;
- Flushing Meadows Corona Park is located directly north of the project area along Corona Avenue. The service road and the Long Island Expressway are located to the south of this site. The surrounding areas to the west and south of the site are primarily developed with residential uses with community facilities and commercial uses mixed in. There are two 6-story community facilities (Rego Park Health Care Center, Madison York) located to the south and east of the site. The residential buildings in the area are generally one- to four-story, single- and two-family buildings and multi-family walk-up buildings located to the south and west of the project area;

QUEENS BOROUGH PRESIDENTS RECOMMENDATION

ULURP #200103 ZMQ

Page 2

- Community Board 4 (CB4) disapproved this application by a vote of twenty-five (25) against with none (0) in favor or abstaining at a public hearing held on February 11, 2020. In an addendum to the CB4 recommendation a member of CB4 and the CB4 Land Use Committee cites overdevelopment and overcrowding as reasons for objecting to the application. Discussion at the public hearing included concerns that the proposal only includes one-bedroom apartments instead of family sized units.

RECOMMENDATION

Based on the above consideration, I hereby recommend disapproval of the application with the following conditions:

- There is a commitment to additional units of affordable housing – including for seniors – to meet the growing need in the area and throughout the borough;
- The community facility space will be used for a senior center and/or community center;
- Housing also includes two- and three-bedroom units – not just studios and one-bedrooms – to accommodate growing families and to help augment stability in the neighborhood;
- The proposed affordable housing on the site should be provided with deeper affordability to better match the AMI of the immediate surrounding neighborhood.



PRESIDENT, BOROUGH OF QUEENS

3/23/2020

DATE