

# Queens Borough President Recommendation

APPLICATION: ULURP #180282 ZMQ

COMMUNITY BOARD: Q14

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Eric Palatnik P.C. on behalf of Denis S. O'Connor Inc. pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section No. 30c by establishing within an existing R4-1 District a C2-3 District bounded by Beach Channel Drive, Beach 91<sup>st</sup> Street, a line southeasterly of Beach Channel Drive, a line northeasterly of Beach 92<sup>nd</sup> Street, a line 75 feet southeasterly of Beach Channel Drive, and Beach 92<sup>nd</sup> Street, Borough of Queens, community district 14, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-534.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019 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.

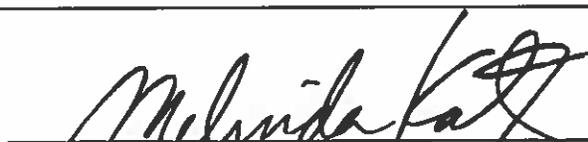
## CONSIDERATION

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 applicant is proposing to map an C2-3 commercial overlay onto an existing R4-1 District to legalize an existing funeral home. There are no proposed changes to the existing facility as a result of this rezoning;
- The existing funeral home had been operating on the site pursuant to a Board of Standards and Appeals (BSA) variance granted in May 1959. Over the years there have been subsequent actions before BSA for term extensions and other amendments to the plan. In 1964, there was an one-story 2,087 sf extension to the building, and an expansion of the parking lot onto another property that was not recorded with BSA. The existing building is approximately 5,824 sf with 21 accessory parking spaces;
- The proposed C2-3 overlay would be mapped on four parcels (Block 15125, Lots 24 & 64 and parts of 22 & 23) primarily affecting the funeral home on Lots 24 and 64. There are no development plans for the affected portions of Lots 22 & 23. The C2-4 District allows Use Groups 1-9 & 14 which includes funeral homes (UG 7). The residential .75 FAR would remain unchanged. In the C2-3 District, 1 FAR is allowed for commercial development and 2 FAR for community facility uses;
- The area immediately surrounding the rezoning area is predominantly developed low-density housing. The landing and ramps leading to the Cross Bay Veteran's Memorial Bridge are located directly one-block west of the site. There are also a mix of some commercial, institutional, retail uses in area;
- Community Board 14 approved this application by a vote of forty (40) in favor with none (0) against or abstaining at a public hearing held on June 11, 2019.

## RECOMMENDATION

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

  
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PRESIDENT, BOROUGH OF QUEENS

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