

# Queens Borough President Recommendation

APPLICATION: ULURP #190299 ZMQ

COMMUNITY BOARD: Q08

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Jay Goldstein on behalf of Queens Community Board 8, pursuant to Sections 197-c and 201 of the NYC Zoning Resolution, for the amendment of the Zoning Map, Sections Nos. 14a and 14c changing from an R2 District to an R2X District property bounded by:

1. a line 100 feet southeasterly of 72<sup>nd</sup> Avenue, 141<sup>st</sup> Street, a line midway between 72<sup>nd</sup> Drive and 73<sup>rd</sup> Avenue, a line 100 feet southwesterly of Main Street, 73<sup>rd</sup> Avenue, Main Street, 73<sup>rd</sup> Terrace, a line passing through two points: one on the northerly street line of 75<sup>th</sup> Road distant 375 feet westerly (as measured along the northerly street line) from the northwesterly intersection of 75<sup>th</sup> Road and 141<sup>st</sup> Place, and the other on the southerly street line of 73<sup>rd</sup> Terrace distant 300 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 73<sup>rd</sup> Terrace and 141<sup>st</sup> Place, 75<sup>th</sup> Road, a line passing through two points: one on the northerly street line of 76<sup>th</sup> Avenue distant 475 feet easterly (as measured along the northerly street line) from the northeasterly intersection of 76<sup>th</sup> Avenue and 137<sup>th</sup> Street, and the other on the southerly street line of 75<sup>th</sup> Road distant 310 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 75<sup>th</sup> Road and 141<sup>st</sup> Place, 76<sup>th</sup> Avenue, 137<sup>th</sup> Street, 77<sup>th</sup> Avenue and Park Drive East; and
2. a line 100 feet northerly of 78<sup>th</sup> Road, Vleigh Place, Union Turnpike and Park Drive East;

Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only) dated April 22, 2019. (Related item: ULURP #N190301 ZRQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on May 23, 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 two speakers in favor. 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 rezone two areas of Kew Gardens Hills generally located between 72<sup>nd</sup> Avenue and Union Turnpike generally bounded by Park Drive East and Main Street from R2 to R2X. The proposed rezoning would accommodate growing families in larger single-family detached homes;
- Another application, filed by this applicant, concurrently under ULURP review proposes a zoning text amendment that would add Queens Community District 8 as an area where the R2X District could be mapped. Currently, the Zoning Resolution only allows the R2X District in the Special Ocean Parkway District and Queens Community District 14;
- The R2 District allows single-family detached homes with a .50 FAR, requires two side yards totaling 13 feet with a minimum width of 5 feet, a 30 feet rear yard, and a 21 feet perimeter wall and sky exposure plane to determine the building height. The R2X allows single-family detached homes with a base .85 FAR that combined with a 20% attic allowance would allow a maximum 1.02 FAR, requires two side yards totaling 10 feet with a minimum width of 2 feet, a 20 feet rear yard, a maximum building height of 35 feet.
- The areas of Kew Gardens Hills to be rezoned delineated as Area A affecting 284 properties on 10 tax blocks and Area B affecting 94 properties on 6 tax blocks are developed with single-family detached homes. Other development in the area includes detached and semi-detached one- & two-family housing, garden apartments and a school.
- Community Board 8 approved this application by a vote of thirty-eight (38) in favor with two (2) against and none (0) abstaining at a public meeting held on May 8, 2019. The public hearing for this application was held on May 6, 2019.

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RECOMMENDATION

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



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PRESIDENT, BOROUGH OF QUEENS

5/28/19

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DATE