

Queens Borough President Recommendation

APPLICATION: ULURP #190301 ZRQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Jay Goldstein, Esq. on behalf of Queens Community Board 8, pursuant to Sections 200 and 201 of the NYC Charter, for a zoning text amendment to Section 21-12 designating Queens Community District 8 as an area where the R2X District may be mapped.
(Related item: ULURP #190299 ZMQ)

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 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 mapping of the R2X District in the Special Ocean Parkway District in Brooklyn and Queens Community District 14;
- Another application, filed by this applicant, concurrently under ULURP review proposes to rezone two areas of Kew Gardens Hills generally located between 72nd 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;
- 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.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS

5/28/19
DATE