

COMMUNITY BOARD 11 QUEENS

COMMITTEE REPORT

TO: Community Board Members
FROM: Christine L. Haider, Committee Chair
East Flushing/North Bayside Zoning Committee
DATE: December 18, 2008

RE: North Flushing Rezoning

A joint meeting with Community Board 7 was held on Thursday, December 18, 2008 at Holy Cross High School, 26-20 Francis Lewis Boulevard. A presentation was given by John Young and Brendan Pillar from Department of City Planning. Members from the North Flushing/East Bayside Zoning Committee and CB7 in attendance were Christine Haider, Chair and Tyler Cassel, Chair, CB 7 Building and Zoning Committee; Henry Euler, Andy Rothman, Paul DiBenedetto, Christina Scherer, Jerry Iannece, Susan Seinfeld, District Manager, CB 11, East Bayside Homeowners, Harding Heights Civic represented in CB 11 and Auburndale Improvement (for CB 7 and 11). Five CB 7 Board Members, four civic associations in CB 7 were represented. Mark Scott, Borough President's office; John Choe for Councilmember J. Liu; Gene McSweeney for Ann-Margaret Carrozza and Gillian Feuerberg for Councilmember Tony Avella were also present.

Contextual Zoning Change

The DCP proposes zoning changes for all or portions of 257 blocks in the northeastern Queens neighborhood of North Flushing, Community Board Districts 7 and 11. The rezoning area is generally bounded by Union Street to the west; the Clearview Expressway and Francis Lewis Boulevard to the east; 25th Avenue to the North, and Northern Boulevard and Depot Road to the south. The goal of the proposed zoning changes is to modify existing zoning designations using newer lower density and contextural zoning districts to more closely reflect the predominate low scale, one and two-family residential character of the neighborhood and ensure that future development is more consistent with the existing built form.

In CB 11, 50 blocks will be rezoned generally from Utopia Pkwy to the Clearview Exp; 26 Ave to the area by Bayside High School and PS 159 and on the western side of the district to Station Road. The amendment changes R2 zones to R2A; , changes some R4-1 to R3X and R-5 areas to R4-1 and R4.

Discussion followed. Each Board asked if certain areas had been downzoned and they were satisfied. J. Iannece and C. Haider asked J. Young when the rest of the "Auburndale" area South of the railroad tracks to the Long Island Expressway would be rezoned. They were told that would begin in February of 2009. It was noted that if you have started your renovation and the zoning changes, you do not have to stop work.

CB 11 voted: J. Iannece made a motion to accept the zoning change, seconded by H. Euler. The vote was unanimous.

CB 7 voted: C. Apelian made a motion to accept the zoning change, seconded by A. Joyce. The vote was unanimous.

Zoning text amendment - City wide

The amendment will protect the unique character of 24 blocks in the Broadway/Flushing section of the study area currently zoned R1-2 by establishing a citywide R1-2A designation with modified floor area allowances and revised height and setback regulations. This designation would be similar to the R2-A but for properties with a minimal 60 ft. frontage. It removes sky exposure plane and makes a perimeter wall height of 25' and building height of 35', 20 ft front yard with lineup, limited FAR and lot coverage, etc. As soon as the DCP fully certifies the R1-2A designation, the actual specifics will be available. CB 7 wants the Broadway Flushing Area to become landmarked and wants a memo from DCP to that effect.

CB 11 voted: J. Iannece made a motion to accept the citywide zoning text amendment, H. Euler seconded. The vote was unanimous.

CB 7 voted: T. Cassel made a motion to accept the citywide zoning text amendment with the request that a letter be written by City Planning regarding landmarking areas of Broadway/Flushing, seconded by C. Apelian. The vote was unanimous.

Contextual Zoning Change in Whitestone

DCP also asked to change one block in Whitestone that was recently changed to R2A and revert to R2, the same as other homes on block.

The Department of City Planning will certify the applications for all amendments on January 20, 2009. C. Apelian of CB 7, made a motion to have another joint public hearing at which time CB 7 will hold their regular board meeting at Holy Cross High School, on January 29, 2009, seconded by L. Yu. The vote was unanimous. Therefore, on January 29, 2009 at 7 pm at Holy Cross HS there will be a joint public hearing with CB 7. This meeting is mandatory for Zoning Committee members. All CB 11 Board Members are welcome because CB 11 will vote on the contextual zoning amendment changes application at their February 2, 2009 board meeting.

Go to www.nyc.gov/queenscb11 for the proposed map for CB 11.

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