CITY PLANNING COMMISSION

October 10, 2001/Calendar No. 45 N 020080 HKQ

IN THE MATTER OF a communication dated August 20, 2001, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Benevolent and Protective Order of Elks, Lodge Number 878, 82-10 Queens Boulevard (Block 2475, Lot 12), by the Landmarks Preservation Commission on August 14, 2001 (List No. 329/LP No. 2086), Borough of Queens, Community District 4.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Benevolent and Protective Order of Elks, Lodge Number 878 is located at 82-10 Queens Boulevard in Elmhurst, Queens. It was constructed in 1923-24 to the designs of the architectural firm, the Ballinger Company. The neo-classical style building was considered one of the largest and best equipped fraternal homes in the country.

The Elks Club building is located on the south side of Queens Boulevard between Simonson and Goldsmith streets. The designated landmark building is three stories and has a raised basement and a windowed attic. The building also contains a three-story addition in the rear and a one-story gymnasium and swimming pool which are not part of the landmark designation.

The landmark site is located in an R6B and a C1-2/R6 zoning district. With an allowable floor area ratio (FAR) of 2.43 on the portion of the lot zoned C1-2/R6 and an allowable FAR of 2 on the portion of the lot zoned R6B, the zoning lot could be developed with approximately 134,420 square feet of floor area. The Benevolent and Protective Order of Elks, Lodge Number 878 contains approximately 48,600 square feet of floor area. Therefore there are approximately 85,820 square feet of floor area theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately 21 potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the subject landmark.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

JOSEPH B. ROSE, Chairman
ALBERT ABNEY, AMANDA M. BURDEN, A.I.C.P., IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN, MARILYN G. GELBER, WILLIAM J. GRINKER, KENNETH J. KNUCKLES, ESQ., JOHN MEROLO, Commissioners