



CITY PLANNING COMMISSION

May 21, 2003/Calendar No. 17

C 030297 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 15a and 15b:

- a) changing from an R2 District to an R1-2 District property bounded by 188th Street, 87th Drive and its northeasterly prolongation, 191st Street, a line midway between Foothill Avenue and Hillside Avenue and its northeasterly prolongation, the northwesterly prolongation of the center line of 195th Place, Foothill Avenue, the northwesterly prolongation of the center line of 196th Street, a line 60 feet southeasterly of the southeasterly street line of Foothill Avenue (between 197th and 198th Streets) and its northeasterly and southwesterly prolongation, 202nd Street, Foothill Avenue and its southwesterly center line prolongation, a line perpendicular to the northeasterly prolongation of the center line of Romeo Court passing through the point of intersection of the southeasterly street line of Foothill Avenue and a line 700 feet southwesterly of the westerly street line of Francis Lewis Boulevard, the northeasterly prolongation of the center line of Romeo Court, Francis Lewis Boulevard, a line passing through a point on the northeasterly street line of Francis Lewis Boulevard distant 100 feet (as measured along the street line) southeasterly from the intersection of the northeasterly street line of Francis Lewis Boulevard and the southerly street line of Epsom Course at an angle 70 degrees northeasterly from the last course, a line 100 degrees northerly of the last course passing through a point 330 feet (as measured along the last course) northeasterly from the northeasterly street line of Francis Lewis Boulevard, the southerly service road of the Grand Central Parkway, McLaughlin Avenue, and the southerly street line of Grand Central Parkway and its southeasterly prolongation; except within the area as describe in (b); and
- b) changing from an R2 District to an R3-2 District property bounded by Dunton Avenue, a line at a point on the northerly street line of Dunton Avenue intercept with a line distant 317 feet northeasterly of Marengo Street at an angle of 35 degrees northeasterly of the aforementioned line, and Pompeii Avenue;

as shown on a diagram (for illustrative purposes only) dated March 3, 2003, Borough of Queens, Community District 8.

The application for an amendment of the Zoning Map was filed by New York City Department of City Planning on January 28, 2003, to rezone approximately 36 blocks in Holliswood, Queens,

Community District 8.

BACKGROUND

The Department of City Planning proposes to rezone all or portions of 36 blocks in Holliswood, Queens, Community District 8. The area to be rezoned is bounded by Grand Central Parkway to the north, Hillside Avenue to the south, Francis Lewis Boulevard and 204th Street to the east, and 188th Street to the west. The proposed zoning map amendments will rezone all or portions of 34 blocks currently zoned R2 to R1-2 and rezone all or portions of two blocks from R2 to R3-2. This proposed rezoning will allow new development compatible with the existing pattern of development and consolidate the overall character of the neighborhood.

Primarily developed in the 1940's and 1950's, Holliswood has a rolling topography. It is built upon the highest ground in Queens, the Long Island Terminal Moraine, a hill of earth deposited by the last ice age glaciers. The enclaves of homes in Holliswood are set amidst different elevations with irregular parcels, winding streets and few sidewalks. Also, located within Holliswood rezoning area are the Holliswood Hospital, a private psychiatric hospital, and the Holliswood Garden Apartments, a two-story housing complex with approximately 260 dwelling units.

Holliswood has been zoned R2 since the zoning was amended on a citywide basis in 1961.

Recently, as pressures on the housing market have intensified, residents of Holliswood have voiced concerns that the current zoning allows new residences at a density that is out of character

with the existing neighborhood. For example, on Santiago Street in the rezoning area, one single-family detached home was demolished and the lot was combined with an adjacent vacant parcel to build seven single-detached houses that front on a new private road.

Residential development in the existing R2 district is limited to single-family detached residences on lots having a minimum size of 3,800 square feet, with a minimum lot width of 40 feet. The maximum allowable floor area ratio (FAR) for residential and community facility developments is 0.5. For all developments in R2 zoning districts, the front yard must be at least 15 feet deep. Each zoning lot must have at least 13 feet of total side yards, and the smallest side yard must be at least five feet. The allowable front wall height in an R2 district is 25 feet above the front yard line and after that it must setback at a ratio of 1:1. One parking space per dwelling unit is required.

The proposed R1-2 district also allows for single-family detached residences, but at a lower density than the R2 district. The minimum lot size in an R1-2 district is 5,700 square feet with a minimum lot width of 60 feet. The maximum FAR for residential and community facility development is 0.5, the same as in an R2 district. The front yard must be at least 20 feet deep, and each zoning lot must have at least 20 feet of total side yards, and the smallest side yard must be at least eight feet. The allowable height and parking space per dwelling unit is the same as for the R2 district.

The proposed R3-2 district would replace the existing R2 designation on all or portions of two blocks containing the Holliswood Garden Apartments. The proposed R3-2 District is a general

residence district, and it is the lowest density zone in which multiple family dwellings, such as garden apartments, are permitted. This district is widely mapped throughout Queens and a variety of housing types, including garden apartments and rowhouses, is common in this district. The maximum FAR is 0.5, plus an attic allowance of 0.1 (0.6-maximum).

To the west of the Holliswood neighborhood is the Hilltop Village Cooperative Apartments and the Cunningham Apartments, and these are both zoned R4. To the south, R2 and R3-2 districts are mapped along Hillside Avenue. North is the 324-acre Cunningham Park and immediately to the west is the Jamaica Estates neighborhood. Although the housing type and lot configuration in Jamaica Estates is relatively similar to Holliswood, the current zoning differs, with Jamaica Estates designated as an R1-2 District.

ENVIRONMENTAL REVIEW

This application (C 030297 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 03DCP047Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on March 3, 2003.

UNIFORM LAND USE REVIEW

This application (C 030297 ZMQ) was certified as complete by the Department of City Planning on March 3, 2003, and was duly referred to Community Board 8 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 8 held a public hearing on this application on March 31, 2003, and on April 9, 2003, by a vote of 32 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on April 16, 2003.

City Planning Commission Public Hearing

On April 23, 2003 (Calendar No. 11), the City Planning Commission scheduled May 7, 2003, for a public hearing on this application (C 030297 ZMQ). The hearing was duly held on May 7, 2003 (Calendar No. 17). There were four speakers in favor and none opposed to the application.

The first speaker, the Councilman of the district, who is a resident of Holliswood, spoke of the unique character of the neighborhood. He described the recent development trends that have been disruptive to that character. Three representatives from the Holliswood neighborhood and the

local civic association testified in favor of the application and reiterated the association's request for a zoning designation that reflects the density and character of the existing neighborhood. Additionally, they discussed the new development that has been occurring in the neighborhood and its adverse impact to the character of Holliswood.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The Commission believes that the proposed zoning changes will support the established and unique character of the Holliswood section of Queens. The Commission notes that Holliswood has a hilly setting and a winding street network and it is a fully developed neighborhood consisting of single-family homes set upon irregularly configured parcels.

The Commission further notes that under the current R2 zoning designation the neighborhood is subject to development that could replace the existing homes with houses that are more dense than the predominate pattern of development. The Commission believes that the zoning changes will guide new developments and alterations to be more harmonious with the existing density in the Holliswood neighborhood.

The Commission believes the proposed zoning map amendments will reinforce the existing

neighborhood character by allowing development to be at a density more compatible with the neighborhood's current condition. The Commission notes that the proposed R1-2 district allows for the same housing type as the R2 district but with a larger lot area requirement. The 5,700 square feet minimum lot area requirement in an R1-2 ensures that future development will be a more compatible with the existing pattern of development. The Commission also notes that the proposed rezoning will merely extend the R1-2 from the Jamaica Estates neighborhood to the west to include Holliswood. The Commission further believes that the rezoning of the two blocks that contain the Holliswood Garden Apartments from R2 to and R3-2 better reflects the existing development on these blocks as garden apartments are common in the R3-2 district.

In summary, the Commission believes that the proposed zoning changes will provide orderly growth and development that will complement the building type and density currently found in Holliswood.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning

Map, Section Nos. 15a and 15b:

- a) changing from an R2 District to an R1-2 District property bounded by 188th Street, 87th Drive and its northeasterly prolongation, 191st Street, a line midway between Foothill Avenue and Hillside Avenue and its northeasterly prolongation, the northwesterly prolongation of the center line of 195th Place, Foothill Avenue, the northwesterly prolongation of the center line of 196th Street, a line 60 feet southeasterly of the southeasterly street line of Foothill Avenue (between 197th and 198th Streets) and its northeasterly and southwesterly prolongation, 202nd Street, Foothill Avenue and its southwesterly center line prolongation, a line perpendicular to the northeasterly prolongation of the center line of Romeo Court passing through the point of intersection of the southeasterly street line of Foothill Avenue and a line 700 feet southwesterly of the westerly street line of Francis Lewis Boulevard, the northeasterly prolongation of the center line of Romeo Court, Francis Lewis Boulevard, a line passing through a point on the northeasterly street line of Francis Lewis Boulevard distant 100 feet (as measured along the street line) southeasterly from the intersection of the northeasterly street line of Francis Lewis Boulevard and the southerly street line of Epsom Course at an angle 70 degrees northeasterly from the last course, a line 100 degrees northerly of the last course passing through a point 330 feet (as measured along the last course) northeasterly from the northeasterly street line of Francis Lewis Boulevard, the southerly service road of the Grand Central Parkway, McLaughlin Avenue, and the southerly street line of Grand Central Parkway and its southeasterly prolongation; except within the area as describe in (b); and

- b) changing from an R2 District to an R3-2 District property bounded by Dunton Avenue, a line at a point on the northerly street line of Dunton Avenue intercept with a line distant 317 feet northeasterly of Marengo Street at an angle of 35 degrees northeasterly of the aforementioned line, and Pompeii Avenue,

Borough of Queens, Community District 88, as shown on a diagram dated March 3, 2003 (C 030297 ZMQ).

The above resolution (C 030297 ZMQ), duly adopted by the City Planning Commission on May 21, 2003 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City

Charter.

AMANDA M. BURDEN, A.I.C.P., Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,

ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,

ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,

KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS Commissioners

Community/Borough Board
Recommendation

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030297 ZMQ

DOCKET DESCRIPTION

IN THE MATTER OF AN APPLICATION SUBMITTED BY THE DEPARTMENT OF CITY PLANNING PURSUANT TO SECTIONS 197-c AND 201 OF THE NEW YORK CITY CHARTER FOR AN AMENDMENT OF THE ZONING MAP SECTION 15a and 15b.

COMMUNITY BOARD NO. 8

BOROUGH Queens

BOROUGH BOARD Queens

DATE OF PUBLIC HEARING March 31, 2003

LOCATION 87-37 Palermo St.
Holliswood NY

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE April 9, 2003

LOCATION 81-15 164 St.
Jamaica NY

RECOMMENDATION

32 APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
0 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

MINUTES OF BOARD MEETING OF APRIL 9, 2003 attached herewith.

VOTING :

IN FAVOR 32 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 49

Alvin Waislavich
COMMUNITY/BOROUGH BOARD OFFICER

APRIL 22, 2002

Chairman

DATE

TITLE

Queens Borough President Recommendation

APPLICATION: ULURP #030297 ZMQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter, for a zoning map amendment changing from an R2 district to an R1-2 district and R3-2 district bounded by the **Grand Central Parkway, Hillside Avenue, Francis Lewis Boulevard, and 188th and 204th Streets**, Zoning Maps 15a and 15b, Holliswood, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 10, 2003 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 three (3) speakers in favor of the application and none (0) against. 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:

- o The Department of City Planning is proposing to rezone all 36 blocks within Holliswood from an R2 district to an R1-2 district and an R3-2 district;
- o Holliswood is currently zoned R2 and is primarily developed with single-family residences on large tax lots and some garden apartments. Of the 36 blocks within Holliswood, DCP will rezone 34 blocks from an R2 district to an R1-2 district. Two blocks within Holliswood will be rezoned from R2 to R3-2 to bring the existing development into compliance. These blocks are developed with the Holliswood Garden Apartments, a two-story row-housing complex with approximately 260 dwelling units.
- o The rezoning area is located in Holliswood generally bounded by the Grand Central Parkway to the north, Francis Lewis Boulevard and 204th Street to the east, Hillside Avenue to the south, and 188th Street to the west. Holliswood is an established residential area with some community facility uses, such as the private psychiatric Holliswood Hospital, the Yeshiva High School of Queens, the Holliswood Jewish Center, and Ahamdiyya Muslim Community Center of New York. The area's distinct residences have existed since the 1940's and 1950's and are set on large irregular tax lots. The area features an irregular street-grid system, rolling topography with mature street trees, and is the highest ground in Queens;
- o Jamaica Estates, another established residential enclave within Queens, is located directly west of 188th Street and the Holliswood neighborhood. Jamaica Estates is zoned R1-2. The proposed rezoning would extend the existing R1-2 district in Jamaica Estates into Holliswood;
- o The proposed rezoning will insure that new development be compatible with the existing low-density residential neighborhood. Local area residents expressed their concern that the existing R2 district allows for new residences at a higher density than the existing character of the neighborhood. Developers have been purchasing single family residences and subdividing their lots to maximize development. For example, one developer purchased a single-family residence and combined the lot with an adjacent vacant lot, then subdivided the area into seven lots for development;
- o Community Board 8 approved this application by a vote of thirty-two (32) in favor with none (0) against and none (0) abstaining at a public hearing held on April 9, 2003. Several area residents testified in favor of the application.

RECOMMENDATION

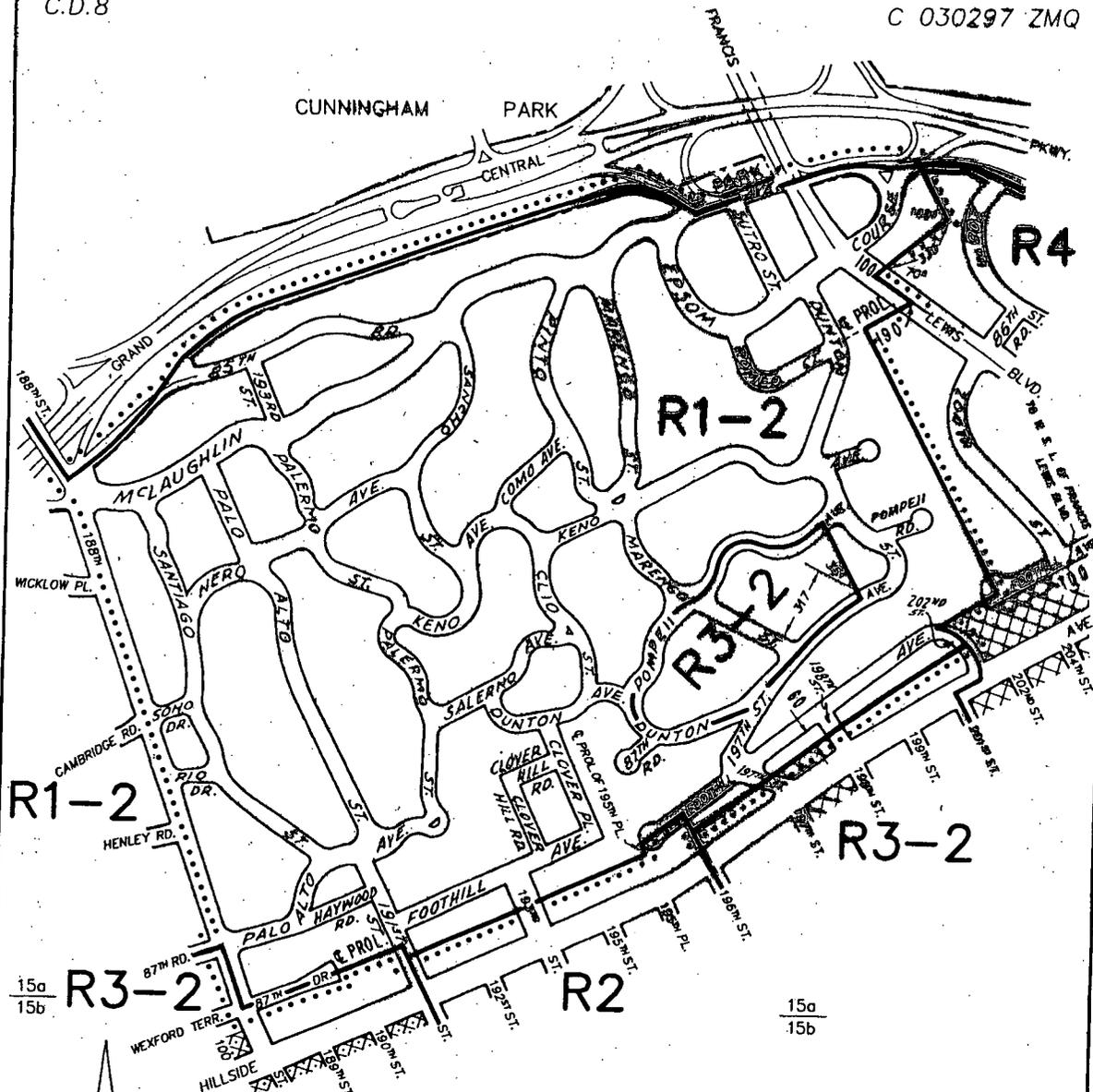
Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS



DATE

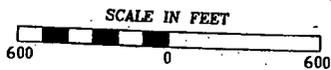


CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAPS
15a & 15b
BOROUGH OF
QUEENS

C. V. Maguire
Director of Technical Review

New York, Certification Date
MARCH 3, 2003



NOTE:

- Indicates Zoning District boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing an R2 District to R1-2 and R3-2 Districts.
-  Indicates a C1-2 District.
-  Indicates a C2-2 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.