



The City of New York

## Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills  
Little Neck and Oakland Gardens

**Eileen Miller Chairperson / Joseph Marziliano District Manager**

### COMMITTEE REPORT

TO: Board Members  
FROM: Douglas Montgomery, Zoning Chair  
Douglaston Zoning Committee  
RE: Proposed Zoning Height Authorization  
242-22 61<sup>st</sup> Avenue, Block 8286, Lot 186  
DATE: May 16, 2019

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On May 7, 2019, the Douglaston Zoning Committee met to discuss the above-referenced pre-certified application to the City Planning Commission. Present were Board Chair, Eileen Miller, Committee Chair, Douglas Montgomery, Board Members, Susan Cerezo, Victor Dadras, 2<sup>nd</sup> Vice Chair, Paul DiBenedetto, Henry Euler, 3<sup>rd</sup> Vice Chair, Michael Golia, Rosemarie Guidice, Bernard Haber, Laura James, Yosef Lee, and Jyothi Sriram and Community non-board member, Sean Walsh. Also present were District Manager, Joseph Marziliano, Community Associate, Christina Coutinho. Council Member Barry Grodenchik and Susan Seinfeld, staff of Council Member Grodenchik as were, Scott Solomon, representing City Planning, Jeong-ah Choi, representing the Queens Borough President and Eric Palatnick, representing the applicant. There were several residents in attendance.

Mr. Montgomery called the meeting to order at 7:30 pm. He stated that this Committee meeting was scheduled as a preliminary meeting to gather information. The proposal is currently a draft application filed with the City Planning Commission (CPC) and is a pre-certified application. Therefore, there will be no vote at this time.

The subject property is a vacant parcel of land along 61 Avenue between the Douglaston Plaza and the Douglaston Golf Course. The applicant is seeking a zoning height authorization from the CPC that would facilitate the construction of a NYS Dept. of Health licensed Assisted Living Program facility for seniors.

Mr. Palatnick gave a presentation on the proposed site. He stated that the zoning height authorization is needed because the proposed building exceeds the maximum permitted height of 45 ft. for a building in the underlying R4 district. Pursuant to Zoning Resolution Section 23-631(k), the CPC may authorize a building to penetrate the height and setback regulations of the underlying R4 district provided that certain findings are met.

If the zoning height authorization was granted, the proposed building would be built "as of right". It would be a 15-story building, 151,569 square foot, 164 foot high, long term assisted living facility. There will be two sublevels for parking, kitchen and storage space. There would be two buildings, one for medical offices open to the community and another which would be a 200-bed facility for private self-pay seniors. The units would be rentals ranging from a monthly cost of \$5,000. to \$9,000. There would also be 2 floors for memory care tenants and 2 floors for tenants with Parkinson's disease. The facility will also have enhanced, long-term care. The buildings would be approximately 10 feet above the tallest trees on the edge of the golf course. There will be 180 proposed parking spaces for the two buildings and 24 bicycle parking spaces will be provided. There will be valet parking which will eliminate street parking.

Mr. Palatnik stated that the owners currently own assisted living facilities in Queens and Brooklyn that are full with a waiting list. They also own several nursing homes. The name of the corporation is Boulevard. He stated that there is great need for such a facility, it is a growing concern for seniors and family.

A question and answer period followed. Answers by Eric Palatnik.

***How would the hillside be stabilized?*** - The engineers will forward the Board plans to describe the work to support the hill.

***What if the buildings were longer, allowing for the building to be less stories?*** - This could be a consideration that would have to be looked at by the architects. The current design is to have nursing stations and elevators in close proximity of each other.

***Were other locations considered?*** The owner of site purchased this property several years ago with this proposal in mind.

***Has a traffic plan or study been performed and what will traffic be like when Lowes opens?*** – The CPC will require a traffic study. In most cases, doctors and administrative staff have cars. Facility staff mostly use public transportation. Discussion ensued that there is only one bus, the Q30 and the Long Island Railroad. Shuttle buses would be able to take employees to the railroad. Tenants would also use shuttle buses for day trip to stores and events.

***Regarding the findings that are required to be met, it was asked to address finding (b) such modification is the least modification required?*** The shorter width would cause the nursing stations to be farther apart causing safety issues for tenants. Longer floors are a hardship for staff and tenants.

This proposal will be presented to the Community Board, then Borough President and then CPC. There is no City Council vote.

Council Member Barry Grodenchik stated that he cannot support this proposal as it is currently being set forth. This location is not ideal. He said there is no public

transportation for staff. This district doesn't have 15-story buildings. He said the City Council has no input on this application.

The meeting adjourned.

*Respectfully submitted 05/16/2018*

