

Queens Borough President Recommendation

APPLICATION: ULURP #210133 ZMQ

COMMUNITY BOARD: Q10

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section of 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

1. changing from an R3-1 District to an R3X District property bounded by:
 - a. 157th Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-Of-Way (Rockaway Beach Division), 159th Avenue, 102nd Street, a line 370 feet northerly of 160th Avenue, a line midway between 101st Street and 102nd Street, 160th Avenue, 102nd Street, a line 100 feet southerly of 160th Avenue, the northerly prolongation of the U.S. Pierhead and Bulkhead Line of Hawtree Basin (westerly portion), 160th Avenue, 95th Street, 164th Avenue, the U.S. Pierhead and Bulkhead Line of Shellbank Basin (easterly and northerly portions), and the southerly prolongation of the westerly street line of 94th Street; and
 - b. 164th Avenue, the U.S. Pierhead and Bulkhead line of Hawtree Basin (westerly portion), the northerly boundary line of a park (F.M. Charles Memorial Park), the U.S. Pierhead and Bulkhead line of Shellbank Basin (easterly portion), 165th Avenue, and a line midway between 95th Street and 96th Street;
2. changing from an R3-2 District to an R3X District property bounded by 155th Avenue and its northwesterly centerline prolongation, a line midway between Lahn Street and Huron Street, 156th Avenue, a line midway between Huron Street and Bridgeton Street, 155th Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-of-Way (Rockaway Beach Division), 157th Avenue, 94th Street, 156th Avenue, and a line 100 feet northwesterly of Killarney Street; and
3. changing from an R3-2 District to an R3-1 District property bounded by 155th Avenue, a line midway between Huron Street and Bridgeton Street, 156th Avenue, and a line midway between Lahn Street and Huron Street;

Community District 10, Borough of Queens as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, January 14, 2021 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 (2) speakers. 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:

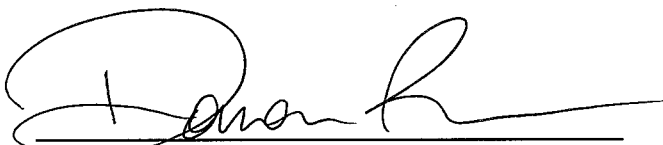
- The Department of City Planning (DCP) is proposing to rezone parts of Old Howard Beach from an existing R3-2 District to an R3-1 District, and two existing R3-1 Districts and an existing R3-2 District to an R3X District. The areas of Old Howard Beach to be rezoned were studied as part of the DCP "Resilient Neighborhoods" initiative in flood-prone areas after Hurricane Sandy which identified several difficulties encountered by home and business owners attempting to floodproof semi-detached and multi-unit buildings during recovery and rebuilding of their properties;
- The proposed Old Howard Beach rezoning would apply the zoning text amendments of the Zoning for Coastal Flood Resiliency (ULURP #210095 ZRY) application that is also concurrently undergoing public review. The proposed citywide text amendment would give building owners more flexibility to retrofit or develop residential and commercial buildings that meet or exceed flood resiliency standards in flood-prone areas;
- The proposed rezoning would replace existing R3-1 and R3-2 Districts of Old Howard Beach with a R3X District, around an existing R2 District (bounded by 160th Avenue to the north, 95th Street to the west, 164th Avenue to the south, and the westerly portion of the U.S. Pierhead and Bulkhead Line of Hawtree Basin to the east) to better reflect the existing residences and prohibit new development of semi-detached and two-family residential buildings. Part of Huron Street between 155th and 156th Avenues would be rezoned from R3-2 to R3-1 to reflect the current semidetached character along the street and prohibit new development of multi-unit buildings. Both R3X and R3-1 Districts permit 0.6 Floor Area Ratio (FAR) with a 0.1 FAR attic allowance;

- There is no proposed development within this application. The purpose is to limit density and facilitate resilient retrofitting of existing buildings within the 0.2% and 1% flood plains of the neighborhood. Old Howard Beach is located in southern Queens, west of Hamilton Beach. Two canals, Shellbank Basin and Hawtree Basin, divide Old Howard Beach from adjacent communities. The applicant conducted land use studies of the aforementioned rezoning areas and 600-ft radii surrounding each rezoning area. Of 82% residential buildings found in the overall study area, 44% are one-family detached residences, 53% are two-family detached residences and less than 1% are developed with multi-family buildings;
- Community Board 10 (CB10) approved this application with conditions by a vote of thirty-one (31) in favor, with none (0) against or abstaining at a public meeting held on December 3, 2020. CB 10's conditions were: (1) that no future development of community facilities with sleeping accommodations be permitted and (2) that all other restrictions listed in the "Special Coastal Risk District Plan" last amended in September 2017 be applied for future ambulatory diagnostic or treatment health care facility developments;
- At the Borough President Land Use Public Hearing on January 14, 2021, the Borough President asked the applicant to consider Board 10's conditions for approval. There were two (2) speakers, the CB 10 Chairperson and another CB 10 member, who testified in favor of the application with conditions. Both speakers also noted that the Department of City Planning had done extensive community outreach and consultation with the community on the Old Howard Beach rezoning and the Zoning for Coastal flood Resiliency zoning text amendment.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following condition:

CB 10's conditions to further exclude community facilities with overnight sleeping accommodations the application.



PRESIDENT, BOROUGH OF QUEENS

February 16, 2021
DATE