CITY PLANNING COMMISSION

April 23, 2014 / Calendar No. 15 C 140203 ZMQ

IN THE MATTER OF an application submitted by NYC Department of Parks and Recreation and Yeshiva Har Torah pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 11d, by establishing within a former park an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park, Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated December 16, 2013.

An application for an amendment to the Zoning Map (C 140203 ZMQ) was filed by the Yeshiva Har Torah and the New York City Department of Parks and Recreation on December 9, 2013. The proposed Zoning Map amendment, in conjunction with the related actions, would facilitate the development of a parking lot expansion and improved circulation space for an adjacent school.

RELATED ACTIONS

In addition to the application for an amendment to the Zoning Map (C 140203 ZMQ) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 130313 MMQ	A City Map amendment involving the elimination of a portion of 87th Avenue between 235th Court and Gettysburg Street and the establishment of parkland.
C 130314 MMQ	A City Map amendment involving the elimination, discontinuance, and closing of a portion of the Grand Central Parkway.

BACKGROUND

A full background discussion appears in the report for the related City Map amendment (C 130314 MMQ).

ENVIRONMENTAL REVIEW

This application (C 140203 ZMQ), in conjunction with the related applications, 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 13DPR009Q. The lead agency is the Department of Parks and Recreation.

A summary of the environmental review appears in the related report for a City Map amendment (C 130314 MMQ).

UNIFORM LAND USE REVIEW

The application (C 140203 ZMQ), in conjunction with the applications for the related actions (C 130313 MMQ and C 130314 MMQ) was certified as complete by the Department of City Planning on December 16, 2013, and was duly referred to Queens Community Board 13 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 13 held a public hearing on this application on January 27, 2014 and on that date, by a vote of 30 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 140203 ZMQ) was considered by the Queens Borough President, who issued a recommendation approving the application on February 26, 2014.

CITY PLANNING COMMISSION PUBLIC HEARING

On March 5, 2014 (Calendar No. 8), the City Planning Commission scheduled March 19, 2014, for a public hearing on this application (C 140203 ZMQ). The hearing was duly held on March 19, 2014 (Calendar No. 14) in conjunction with the public hearing on the related applications (C 130313 MMQ and C 130314 MMQ). There were a number of appearances, as described in the report for the related City Map amendment (C 130314 MMQ) and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the Zoning Map (C 140203 ZMQ), in conjunction with the related actions, is appropriate.

A full consideration and discussion of the issues, and the reasons for approving this application appear in the related report for a City Map amendment (C 130314 MMQ).

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 and findings 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 No. 11d, by establishing within a former park an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park, Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated December 16, 2013.

The above resolution (C 140203 ZMQ), duly adopted by the City Planning Commission on April 23, 2014 (Calendar No. 15), 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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

Queens Community Board 13
219-41 Jamaica Ave.
Queens Village, NY 11428
Telephone: (718) 464-9700
Fax: (718) 264-2739
www.cb13q.org

Melinda Katz
Borough President

Leroy Comrie
Deputy Borough President

Bryan J. Block
Chairman

Lawrence T. McClean
District Manager

January 31, 2014

Hon. Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: ULURP # C 130314 MMQ
ULURP # C 130313 MMQ
ULURP # C 140203 ZMQ

Dear Chairperson Burden,

At It's General Meeting held on Monday January 27, 2014 Community Board 13 Queens held a Public Hearing on the above referenced applications. After which the Board voted to approve them by a count of 30 in Favor, 0 opposed, 1 Abstaining.

If you have any questions, please contact either me or District Manager Lawrence T. McClean at 718 464 – 9700.

Sincerely

Bryan J. Block
Chair
Cc: Hon. Melinda Katz, Queens Borough President
Hon. Tony Avella, NYS Senate
Hon. David Weprin, NYS Assembly
Hon. Mark Weprin, NYC Council

Executive Committee:
Bryan J. Block, Chair, **Tanya Cruz**, First Vice Chair **Angela Augugliaro**, Second Vice Chair
Anup Ramnauth, Treasurer **Sanu Thomas**, Executive Secretary

Communities Served:
Bellaire, Bellerose, Cambria Heights, Floral Park, Glen Oaks, Laurelton, Meadowmere
New Hyde Park, Parkside Terrace, Queens Village, Rosedale, Springfield Gardens, Warnerville

Queens Borough President Recommendation

APPLICATION: ULURP #C140203 ZMQ **COMMUNITY BOARD: Q13**

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by NYC Department of Parks and Recreation and Yeshiva Har Torah pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 11d by establishing within a former park an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park, in Community District 13, Borough of Queens as shown of a diagram (for illustrative purposes only) dated December 16, 2013. (Related Applications: ULURP #C130313 MMQ, #C130314 MMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on February 6, 2014 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 was one (1) speaker in favor of the application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application is proposing an amendment to the City Zoning Map to facilitate the land exchange between Yeshiva Har Torah and New York City Department of Parks and Recreation by establishing an R3-2 district within the demapped parkland (related action ULURP #C130314 MMQ), on a portion of the Grand Central Parkway Service Road where it intersects Little Neck Parkway. The proposed R3-2 district would be an extension of the existing R3-2 district mapped on the abutting area including the campus of Yeshiva Har Torah;
- The New York State Senate and Assembly authorized alienation of a portion of the Grand Central Parkway (the GCP Parcel) and its conveyance to the Yeshiva Har Torah upon condition that the City acquire replacement park land and/or performs capital improvement to existing park and recreational facilities which is equal to or of greater fair market value pursuant to Chapter 682 of the Laws of 2004. Yeshiva Har Torah will use the acquired GCP parcel (27,730 sf) for traffic circulation improvement and parking. Yeshiva Har Torah would replace the demapped parkland with 12,242 sf of new parkland (demapped portions of 87th Avenue ULURP #C130313 MMQ) to be added to the existing 118,248 sf Gunn Park which will result in a new mapped park 130,490 sf when completed. The Department of Parks and Recreation stated the replacement park land would be improved as a passive recreational space in the future;
- Yeshiva Har Torah would use the demapped portion of the Grand Central Parkway to lengthen their driveway eastward, add 30 new surface parking spaces and most importantly create a safer exit onto Little Neck Parkway. The new exit onto Little Neck Parkway would alleviate a currently unsafe condition requiring vehicles leaving the school grounds to weave into fast moving traffic that have just exited the Grand Central Parkway onto the service road;
- The GCP parcel is a crescent shaped undeveloped parcel of the Grand Central Parkway in Glen Oaks. The site is a total of 27,730 sf vacant land with overgrown vegetation and is fenced from the street and surrounding properties. Yeshiva Har Torah is a 3-story private school, serves approximately 450 students from nursery/preschool to 8th grade. The school has a 16-space surface parking area with egress bordering the western portion of the site onto Grand Central Service Road;
- The surrounding area is developed with the Yeshiva Har Torah to the west, one-family residences to the east and a low-density cooperative community to the south. The zoning surrounding the site includes R3-2, R2A and R2 district. The site is currently mapped as parkland therefore, no zoning district is designated;
- CB 13 approved this application by a vote of thirty (30) in favor, none (0) opposed and one (1) abstaining at a public hearing held on January 27, 2014.

RECOMMENDATION

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

PRESIDENT, BOROUGH OF QUEENS

2/26/14
DATE