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**IN THE MATTER OF** an application submitted by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30<sup>th</sup> Avenue, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 11, 2018.

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This application for an amendment to the Zoning Map was filed by The New York City Department of Parks and Recreation (DPR) on December 14, 2017. The proposed zoning map amendment, along with the related action (C 180175 MMQ), would facilitate the elimination and disposition of a 3.24-acre existing park parcel, which is currently under the jurisdiction and management of DPR, to the adjacent St. Michael's Cemetery in the Jackson Heights neighborhood of Queens, Community District 1.

#### **RELATED ACTION**

In addition to the amendment to the Zoning Map (C 180174 ZMQ) that 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 180175 MMQ** City Map amendment eliminating City owned parkland.

#### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related City Map amendment (C 180175 MMQ).

## **ENVIRONMENTAL REVIEW**

This application (C 180174 ZMQ), in conjunction with the related application (C 180175 MMQ), 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 lead agency is DPR. The designated CEQR number is 18DPR001Q.

A summary of the environmental review appears in the report for the related City Map amendment application (C 180175 MMQ).

## **UNIFORM LAND USE REVIEW**

This application (C 180174 ZMQ), in conjunction with the related application (C 180175 MMQ), was certified as complete by the Department of City Planning on June 11, 2018, and was duly referred to Queens Community Board 1 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 1 held a public hearing on this application in conjunction with the related application on June 19, 2018 and on this date by a vote of 42 in favor, none opposed, and none abstaining, the Board adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's recommendation appears in the report for the related City map amendment (C 180175 MMQ).

### **Borough President Recommendation**

This application (C 180174 ZMQ) was considered by the Queens Borough President, who on April 23, 2018 issued a recommendation of approval of the application.

A summary of the recommendation of the Borough President appears in the report for the related disposition (C 180175 MMQ).

### **City Planning Commission Public Hearing**

On August 8, 2018 (Calendar No. 9), the City Planning Commission scheduled August 22, 2018, for a public hearing on this application (C 180174 ZMQ). The hearing was duly held on August 22, 2018 (Calendar No. 45), in conjunction with the public hearing on the related action (C 180175 MMQ).

There were two speakers, as described in the report for the related City Map amendment (C 180175 MMQ), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 180174 ZMQ) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report for the related City Map amendment (C 180175 MMQ).

### **RESOLUTION**

**RESOLVED**, that DPR 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 201 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, is hereby amended by changing the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30<sup>th</sup> Avenue, Borough of Queens, Community District 1 as shown on a diagram (for illustrative purposes only) dated June 11, 2018.

The above resolution (C 180174 ZMQ), duly adopted by the City Planning Commission on September 26, 2018 (Calendar No. 23), 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.

**MARISA LAGO**, *Chair*

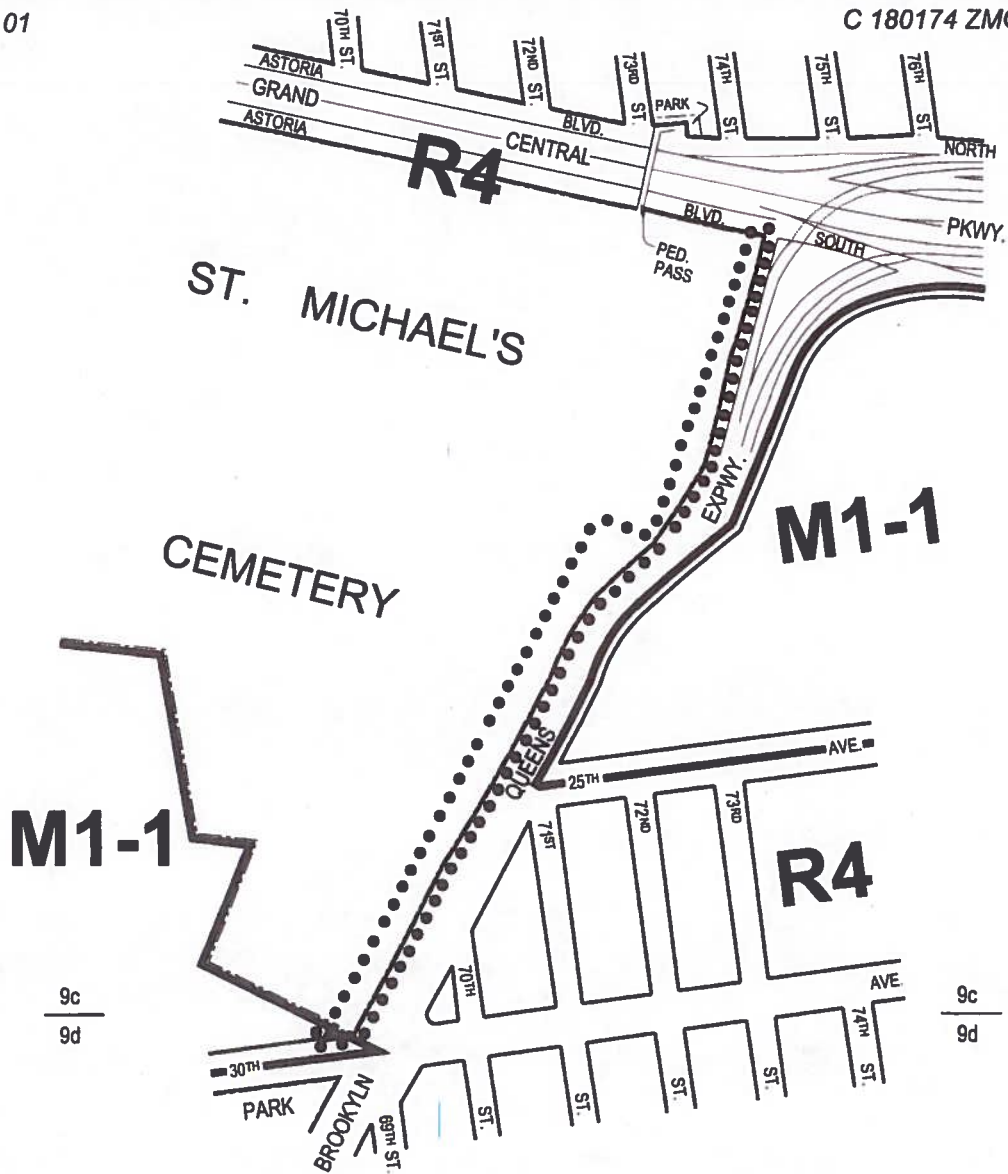
**KENNETH J. KNUCKLES, Esq.**, *Vice-Chairman*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,**

**JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**9c & 9d**  
 BOROUGH OF  
**QUEENS**

*[Signature]*  
 S. Lenard, Director  
 Technical Review Division

New York, Certification Date  
 JUNE 11, 2018



- NOTE:
- Indicates Zoning District Boundary.
  - The area enclosed by the dotted line is proposed to be rezoned by establishing an R4 District within a former Park.



**City of New York  
Community Board #1, Queens**

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E-mail: qn01@cb.nyc.gov

**OFFICE OF THE  
CHAIRPERSON**

**JUL 16 2018  
31256**

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*Borough President, Queens*  
Vicky Morales  
*Director, Community Boards*  
Marie Torniali  
*Chairperson*  
Florence Koulouris  
*District Manager*

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Ms. Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

RE: C 180175 MMQ St. Michael's Park Demapping and  
Authorization for Disposition of real property and  
C 180174 ZMQ St. Michael's Park Rezoning

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Robert Piazza  
Jose Batista

Dear Chair Lago,

On June 19, 2018 Community Board 1 Queens (CB1Q), after a duly advertised public hearing and on recommendation of the Land Use Committee, voted to recommend conditional approval of St. Michael's Park demapping/disposition application (41 in favor, 1 opposed and 0 abstentions) and the rezoning application (42 in favor, 0 opposed and 0 abstentions). The conditions for approval include:

1. All proceeds from the sale of the subject parkland to St. Michael's Cemetery will be used to improve parks or playgrounds only located **within** CD1Q;
2. The local council representative and CB1Q will be consulted in selecting the parks and playgrounds and the type of improvements to be made with the proceeds from the St. Michael's Park sale;
3. The applicant will get an opinion from City DOT before finalizing the sale to determine whether part of the parkland should be retained as a city-owned easement for future roadway realignment and/or safety improvements at the Astoria Boulevard South intersection with the BQE entrance ramp; and
4. Decorative fencing and dense planting will be placed along the new property line to screen the cemetery from the roadway and replace the existing densely landscaped buffer.

BOARD MEMBERS (cont.)

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Katie Ellman  
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Mary O'Hara  
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Andre Stiith  
Kathleen Warnock

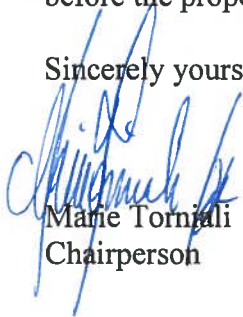
The parkland to be eliminated measures 3.24 acres, was originally acquired by the City of New York in 1941 from St. Michael's Cemetery and subsequently assigned to DPR for park purposes. The parcel has never been improved with park amenities, is currently landscaped with grass and trees and functions primarily as a dense, green buffer, separating the BQE from St. Michael's Cemetery to the west. The intended future use of the site will be additional burial space and an interior access road.

The NYS Senate and Assembly authorized alienation of the park parcel and its conveyance and sale to Saint Michael's Protestant Episcopal Church (St. Michael's Cemetery) under Chapter 399 of the Laws of 2015. The statute requires that the City use the proceeds from the sale for acquisition of additional parkland and/or for capital improvements to existing park facilities within Queens.

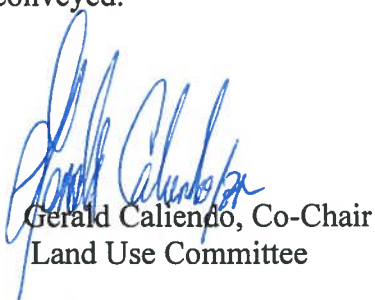
During review of the applications, unsafe conditions were noted for vehicles along Astoria Blvd. South as they approach and enter the BQE. There is inadequate signage to define the entrance location, poor curbing conditions, a very narrow ramp width and an almost 90 degree turn required for entry. Guardrails and lighting here require repair. The Board believes an easement should be retained by the City to improve this corner.

The DPR representative indicated during the public hearing that there is an existing water main easement, but it's unclear whether its location and size could accommodate street improvements. He also stated that DOT had no comments or objection to the demapping. The Board believes a second look at this intersection is warranted before the property is conveyed.

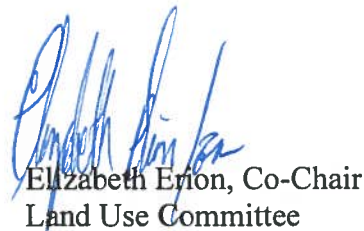
Sincerely yours,



Marie Tornjali  
Chairperson



Gerald Caliendo, Co-Chair  
Land Use Committee



Elizabeth Erion, Co-Chair  
Land Use Committee

# Queens Borough President Recommendation

APPLICATION: ULURP #180174 ZMQ

COMMUNITY BOARD: Q01

## DOCKET DESCRIPTION

IN THE MATTER OF an application filed by the NYC Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 201 of the NYC Charter, for the amendment of Zoning Map, Section No. 9c & 9d, by establishing within a former park\* (St Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30<sup>th</sup> Avenue, Astoria, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 11, 2018.

\*Note: a park (St. Michael's Park) is proposed to be demapped under a concurrent application (ULURP # 180175 MMQ) for changes to the City Map.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 12, 2018, 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 (l) of the New York City Charter. The applicant made a presentation. There were no other 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:

- o This application was filed by the Department of Parks and Recreation (DPR) to rezone demapped parkland by extending an existing mapped R4 District to cover that area;
- o The area to be rezoned is approximately 3.24 acres of land that was purchased by the city in 1941. The land was never improved for park use. Instead, it is a grassy area with trees that is a buffer between St. Michael's Cemetery and the Brooklyn-Queens Expressway between Astoria Boulevard South and 30<sup>th</sup> Avenue;
- o A related application (ULURP #180175) was filed concurrently to eliminate the mapped parkland which includes a disposition provision for the demapped property. The parkland was alienated by an act of the State Legislature in 2015.;
- o St. Michael's Cemetery opened in 1852 as a 7-acre cemetery and has expanded since to its present 88-acres. To meet continued demand for burials St. Michael's Cemetery is proposing to purchase the 3.24 acre parcel from the city. DPR has committed to use the proceeds of the sale of this property for park improvements in Queens Community District 1 ;
- o Community Board 1 (CB1) approved this application by a vote of forty-two (42) in favor with none (0) against or abstaining at a public hearing held on June 19, 2018.

## RECOMMENDATION

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

  
PRESIDENT, BOROUGH OF QUEENS

7/23/18  
DATE



# Queens Borough President Recommendation

APPLICATION: ULURP #180175 MMQ

COMMUNITY BOARD: Q01

## DOCKET DESCRIPTION

IN THE MATTER OF an application filed by the NYC Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the NYC Charter, for an amendment of the City Map involving:

- the elimination of parkland within the area bounded by the Grand Central Parkway, 49<sup>th</sup> Street, 30<sup>th</sup> Avenue and the Brooklyn Queens Expressway; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Queens, in accordance with Map No. 5027 dated June 7, 2018 and signed by the Borough President. (Related application ULURP #180174 ZMQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 12, 2018, 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 no other 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:

- This application was filed by the Department of Parks and Recreation (DPR) to demap parkland that was alienated by an act of the State Legislature in 2015. This application also includes a provision for disposition of the property;
- The portion of land to be demapped as a park is a 3.24 acre grassy area with trees that is a buffer between St. Michael's Cemetery and the Brooklyn-Queens Expressway between Astoria Boulevard South and 30<sup>th</sup> Avenue. The land was purchased by the city in 1941. The land was never improved for park use.;
- A related application (ULURP #180174 ZMQ) was filed concurrently to rezone the approximately 3.24 acre parcel. The proposed rezoning would extend the R4 District that is mapped on St. Michael's Cemetery.;
- St. Michael's Cemetery opened in 1852 as a 7-acre cemetery and has expanded since to its present 88-acres. To meet continued demand for burials St. Michael's Cemetery is proposing to purchase the 3.24 acre parcel from the city. DPR has committed to use the proceeds of the sale of this property for park improvements in Queens Community District 1.;
- Community Board 1 (CB1) approved this application by a vote of forty-two (42) in favor with none (0) against or abstaining at a public hearing held on June 19, 2018.

## RECOMMENDATION

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

  
\_\_\_\_\_  
PRESIDENT, BOROUGH OF QUEENS

7/23/18  
\_\_\_\_\_  
DATE