

32-01 Vernon Boulevard
Large Scale General Development



New York City Council
Zoning & Franchises Subcommittee

Project Overview

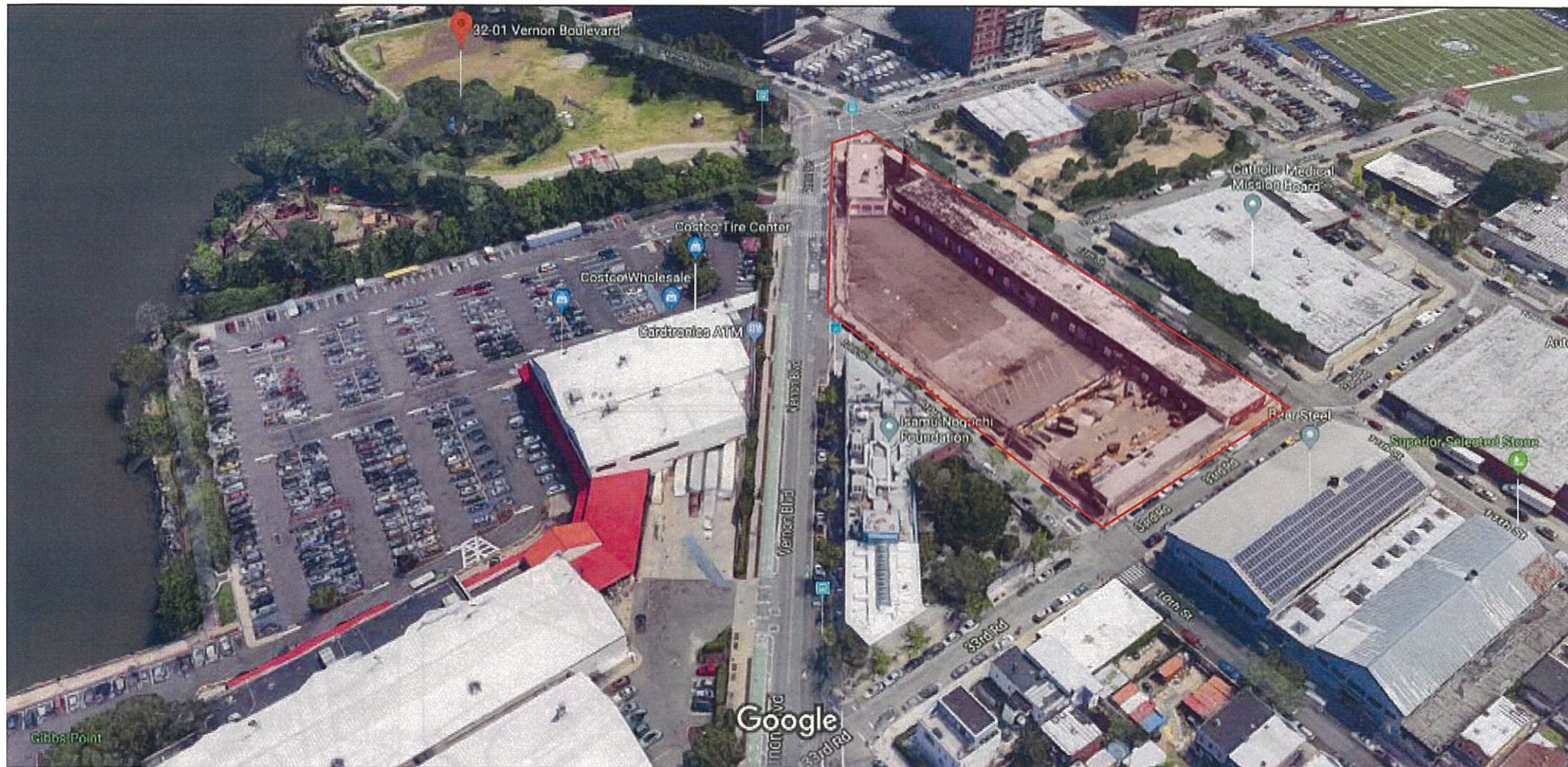
Cipico Construction Inc. proposes several land use actions to facilitate a Large Scale General Development (LSGD) on an underutilized, non-conforming entire block site located at 32-01 Vernon Boulevard.

The proposed actions would facilitate the development of three mixed-use buildings (5-, 9- & 14-stories) with:

- 330 units (92 MIH units)
- new local commercial and community facility space,
- a cellar level parking garage, and
- landscaped public and private open space.

Vision: Redevelop site with new housing, local retail, food/beverage, and community facility uses, creating a linkage to waterfront parks and surrounding cultural institutions.

Area Context & Development Site

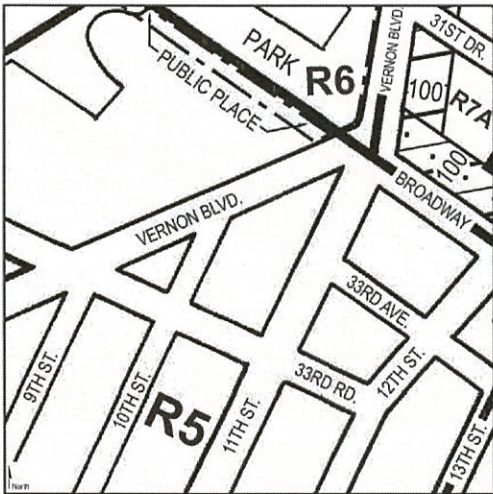


- The proposed rezoning area and LSGD is bounded by Vernon Boulevard and Broadway to the north; 11th Street to the east; 33rd Road to the south; and 10th Street to the west
- Irregularly-shaped block – approximately 77,234.69 square feet (1.77 acres)
- Improved with a one-story garage/warehouse, majority of the site is open parking/storage
- Occupied by non-conforming industrial use in the R5 zoning district
- Located in Flood Zone A (2015)

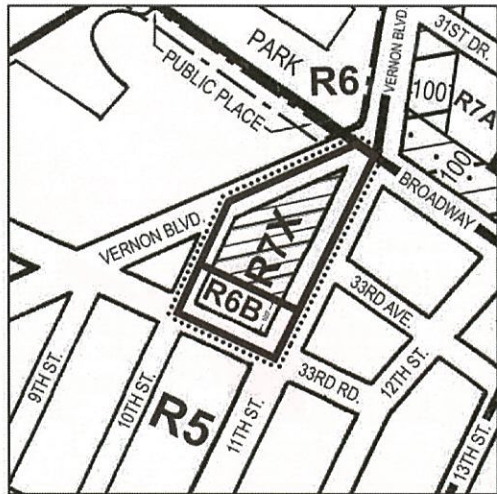
Land Use Actions

1. Zoning map amendment to change the existing R5 zoning district to R6B and R7X/C1-3 zoning districts;

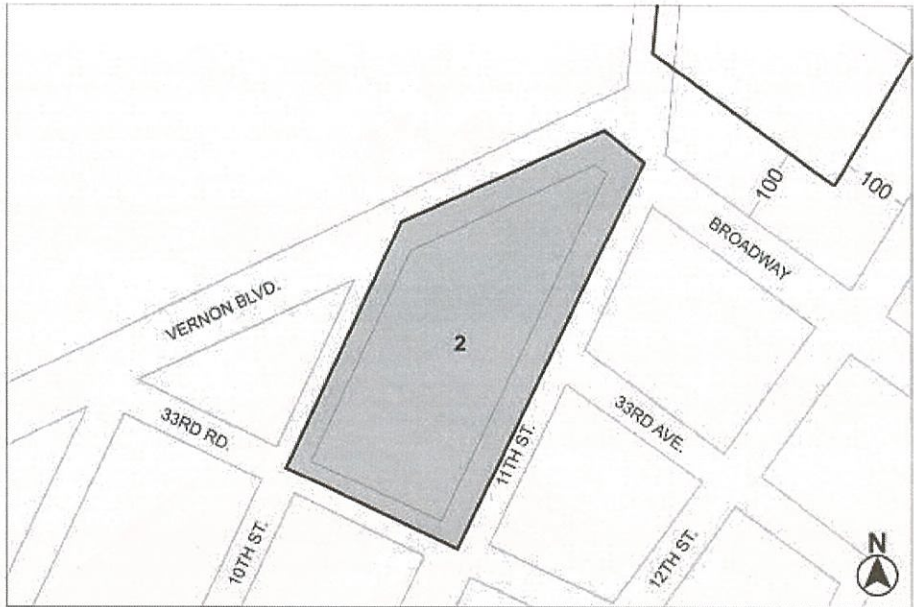
2. Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area; and



Current Zoning Map (9a)



Proposed Zoning Map (9a) - Area being rezoned is outlined with dotted lines
 Rezoning from R5 to R7X/C1-3
 Rezoning from R5 to R6B



■ Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
 Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

3. Special permit to establish a Large Scale General Development

- permits transfer of floor area to northern portion of site at intersection of Vernon Blvd., Broadway, and 11th St. (3 wide streets)
- allows portion of Building B (midblock) to be lower than minimum base height

Proposed Development - Overview

- Large Scale General Development to restrict development to the proposed site plan and bulk envelope (incl. height & floor area)
- 3 mixed-use buildings – Bldg A (5-stories), Bldg B (9-stories), and Bldg C (14-stories)
- Approximately 330 total units, including 92 permanently income-restricted MIH units
- Commercial space along Vernon Boulevard, community facility space in each building
- 166-space cellar level parking garage accessed from 11th Street
- 16,545-sq. ft. landscaped public open space at 10th Street and 33rd Road
- Transit oriented site with access to Q103 & Q104 buses, and connections to Broadway N/W and 21st Street-Queensbridge F subway stations and Astoria Ferry stop.

Floor Area Total	334,085 sq. ft.
Residential Floor Area	315,966 sq. ft.
Commercial Floor Area	11,236 sq. ft.
Community Facility Floor Area	6,882 sq. ft.
Units	330
MIH Units	92
Market Units	238
Parking/ Bicycle Parking	166/254
Open Space	33,604 sq. ft.

Proposed Development - Urban Design



Proposed Development – Frontages on 10th Street (top) & 11th Street (bottom)



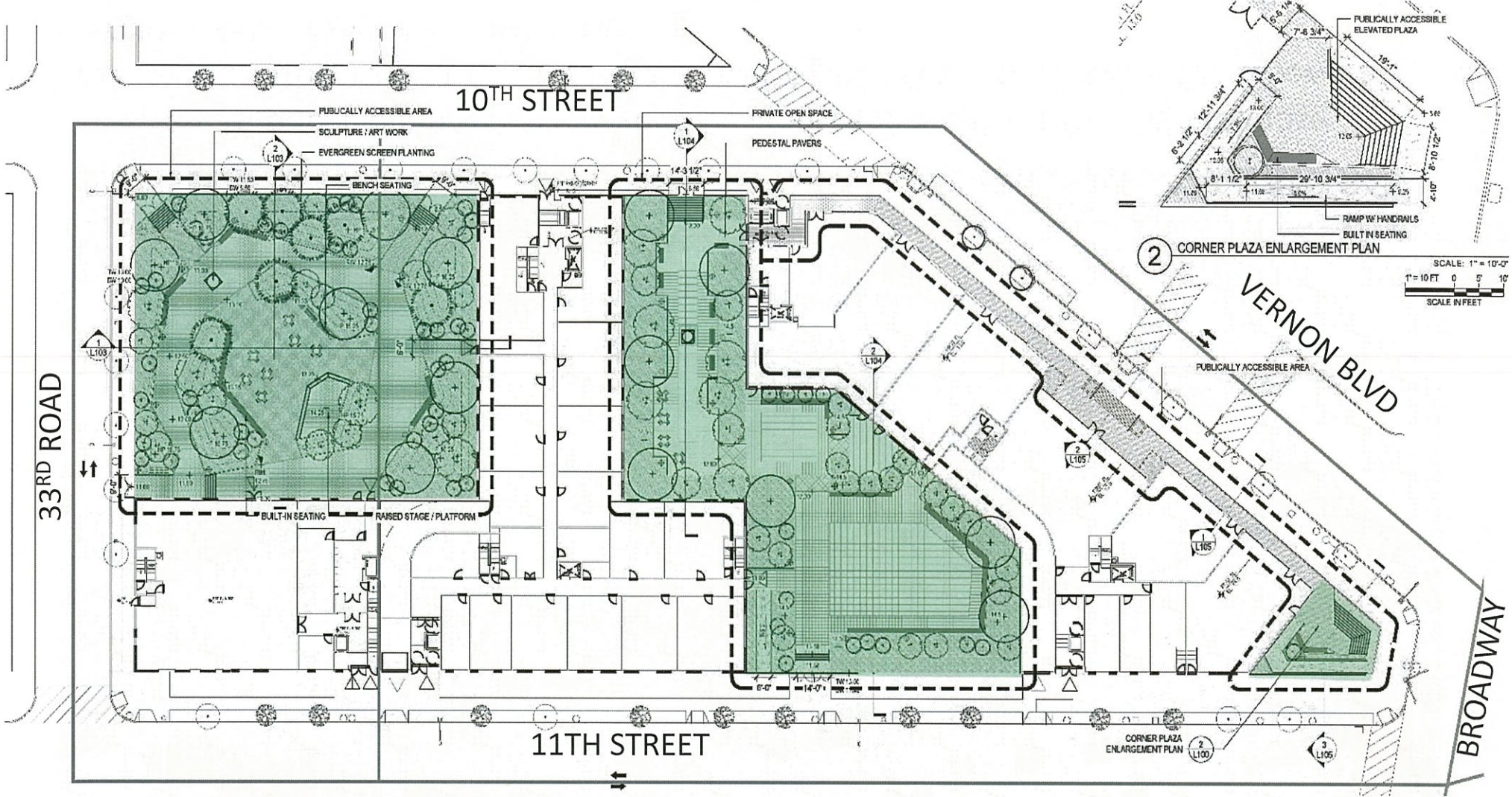
Proposed Development - Unit Distribution & MIH Breakdown

Buildings A & B – MIH Option 1			
	MIH	Market	Total
Studios	7	22	29
1BR	15	43	58
2BR	10	30	40
3BR	2	6	8
Total	34	101	135

Building C – MIH Option 2			
	MIH	Market	Total
Studios	13	30	43
1BR	23	54	77
2BR	20	48	68
3BR	2	5	7
Total	58	137	195

Development Totals				
	MIH	Market	Total	%
Studios	20	52	72	22
1BR	38	97	135	41
2BR	30	78	108	32
3BR	4	11	15	5
Total	92	238	330	

Open Space - Site Plan



Open Space - Public Open Space at 10th Street and 33rd Road



- 16,545-sq. ft. public open space designed by landscape architect Starr Whitehouse
- Deep subsurface planting beds across from Noguchi Garden allowing for taller trees, incl. evergreen trees for year-round screening
- Features a raised stage/platform, seating, movable tables/chairs
- Flexible for activities and event programming

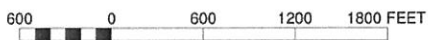
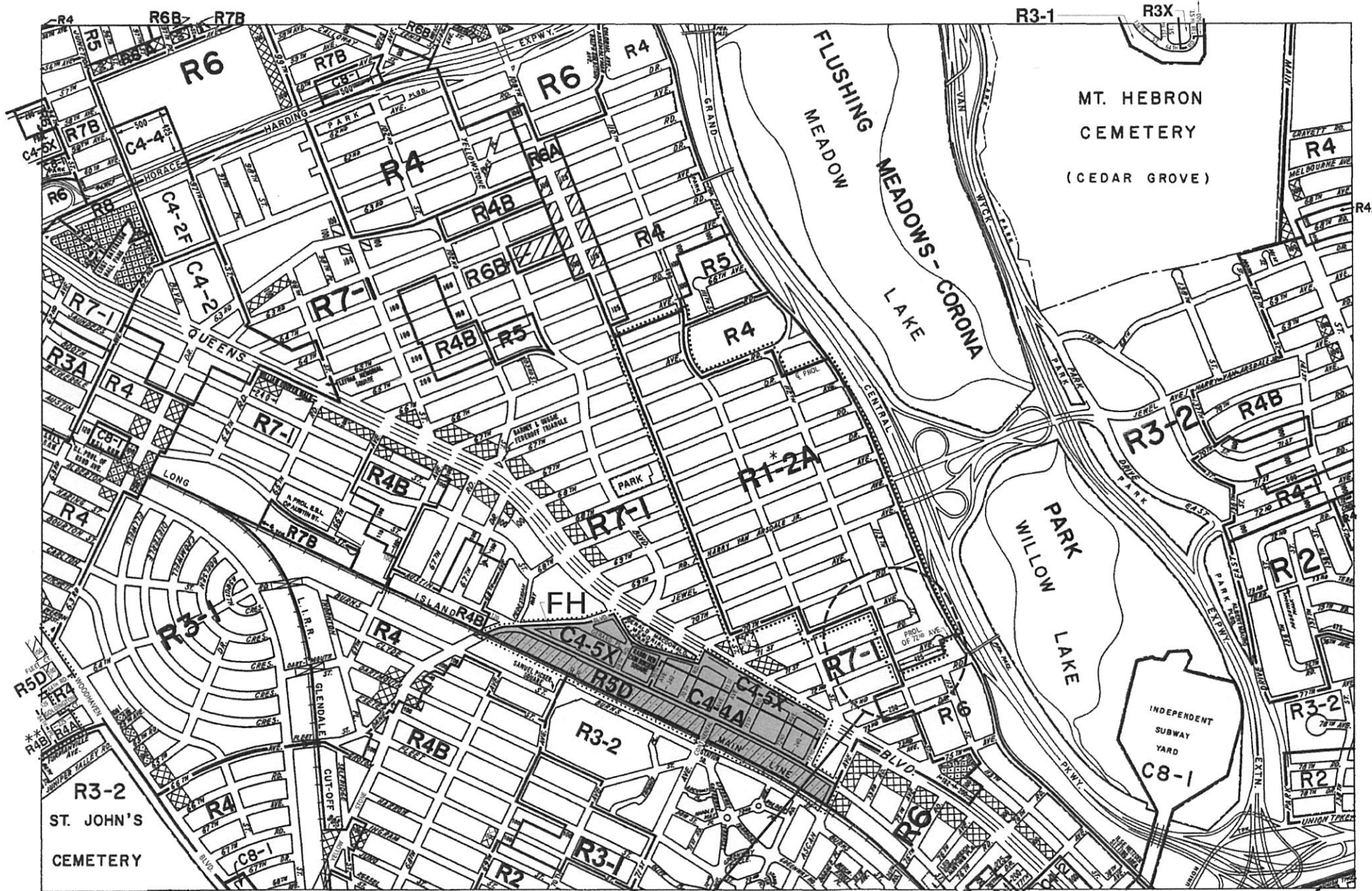
Project Overview



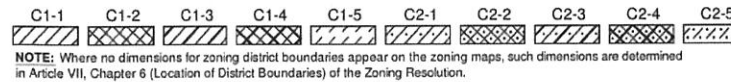
- Activates underutilized, non-conforming site located at the intersection of three wide streets (Vernon Blvd., 11th Street and Broadway).
- Includes 92 permanently income-restricted units pursuant to the MIH Program.
- New locally-oriented commercial space to serve area residents and visitors to surrounding cultural institutions and parks.
- Significant new publically-accessible 16,545-sq. ft. landscaped open space resource at 10th Street and 33rd Road and 1,189 sq. ft. landscaped open space at northern edge of site.
- Queens Community Board 1 recommended approval (22-2-2) on June 12, 2019
- Queens Borough President recommended approval with conditions on July 15, 2019
- City Planning Commission adopted a favorable report unanimously on September 11, 2019

112-06 71ST ROAD REZONING
QUEENS, NEW YORK
ULURP No.: C 190422ZMQ

ZONING AND FRANCHISES SUBCOMMITTEE HEARING
SEPTEMBER 18, 2019



Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

- ** 07-29-2009 C 090382 ZMQ
- * 06-30-2009 C 090283 ZMQ
- 03-24-2009 C 090104 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "d" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

9d	10b	10d
13c	14a	14c
13d	14b	14d

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 14a

112-06 71st Road, Queens

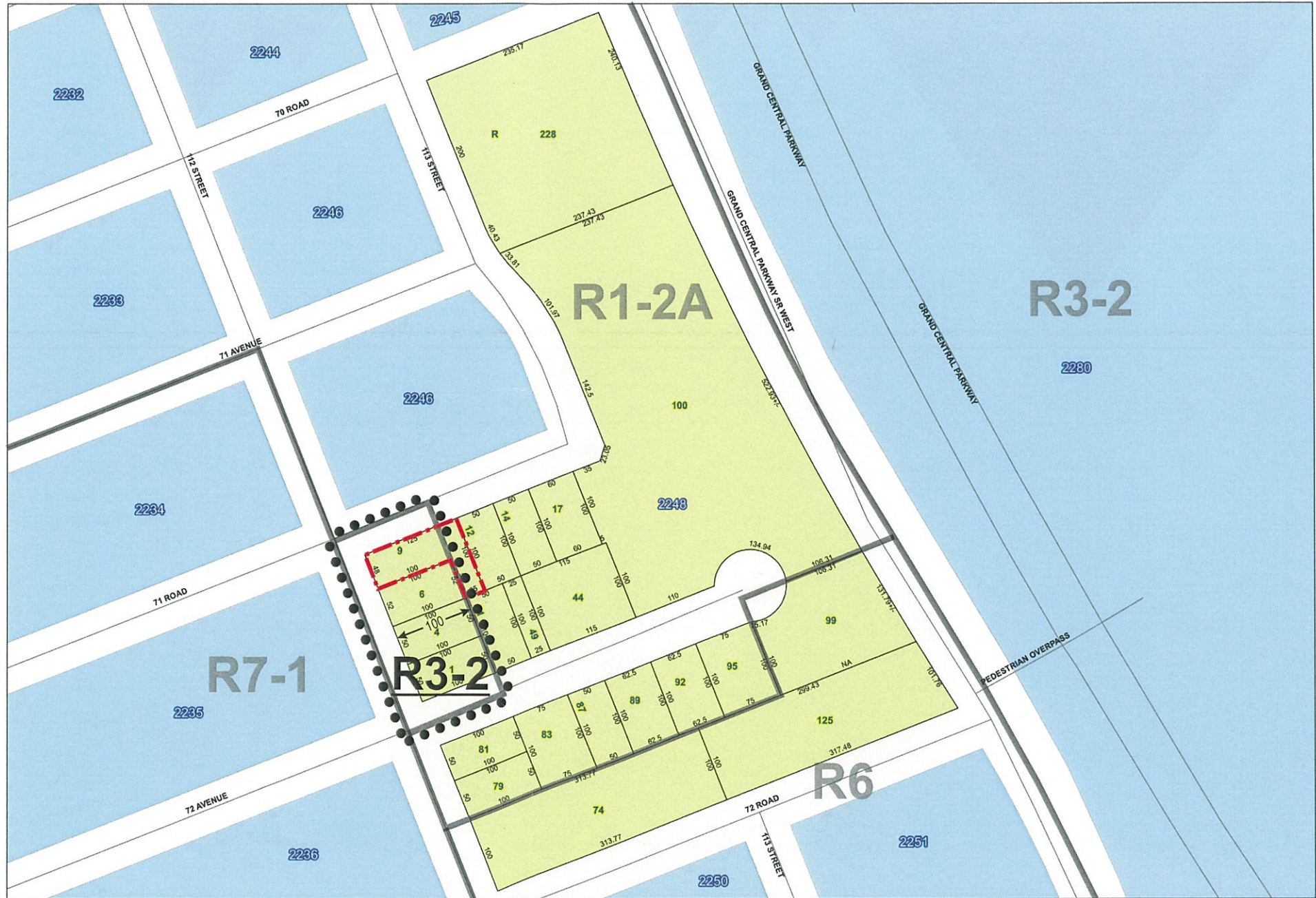


NYC Digital Tax Map

Effective Date : 05-25-2016 11:54:24
 End Date : Current
 Queens Block: 2248

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- - - Development Site
- Area Proposed to be Rezoned
- R1-2A Existing Zoning District
- R3-2 Proposed Zoning District



Area Map

112-06 71st Road, Queens
Block 2248, Lots 1, 4, 6 & p/o 9

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

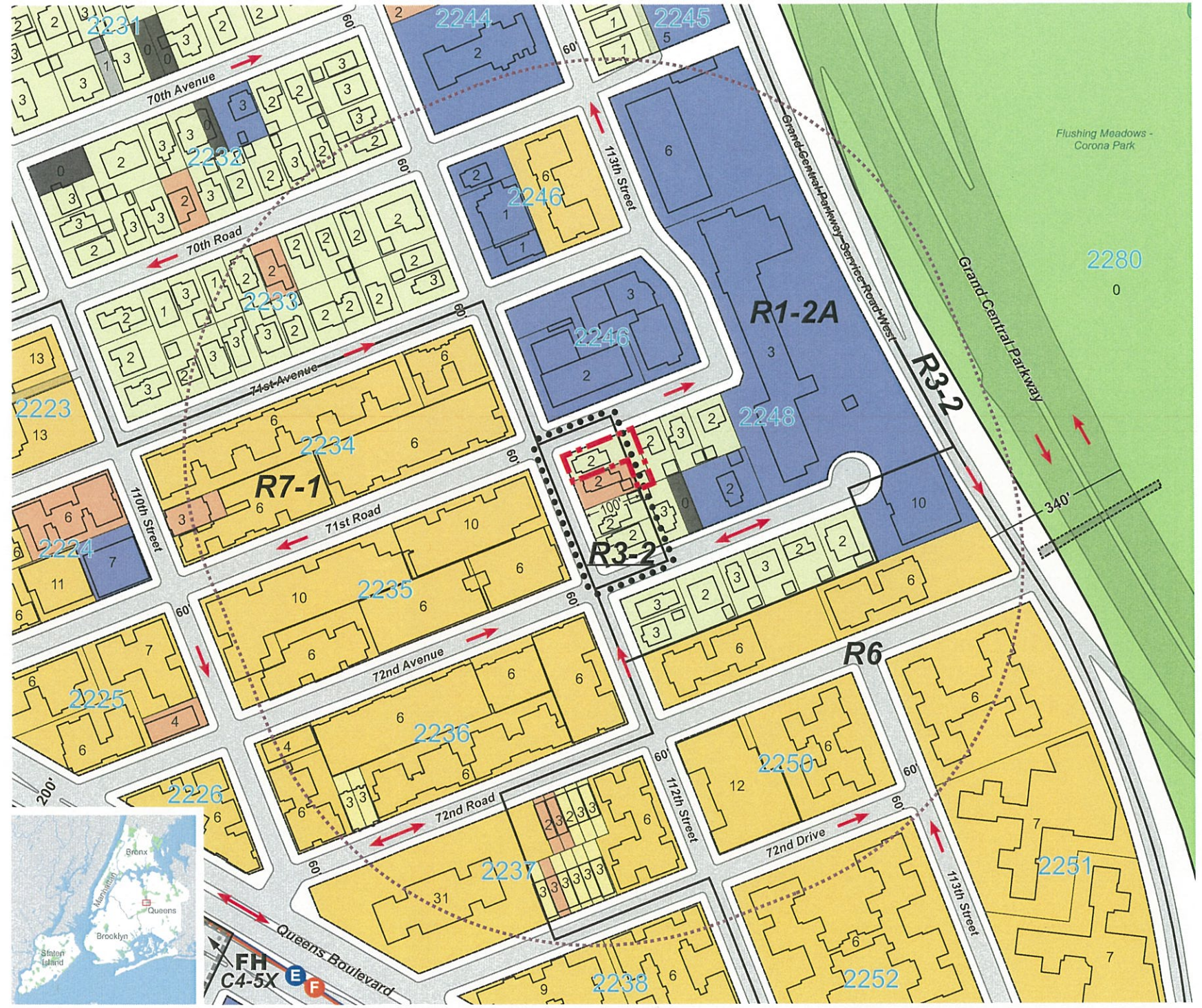
Existing Commercial Overlays

	C1-1		C2-1
	C1-2		C2-2
	C1-3		C2-3
	C1-4		C2-4
	C1-5		C2-5

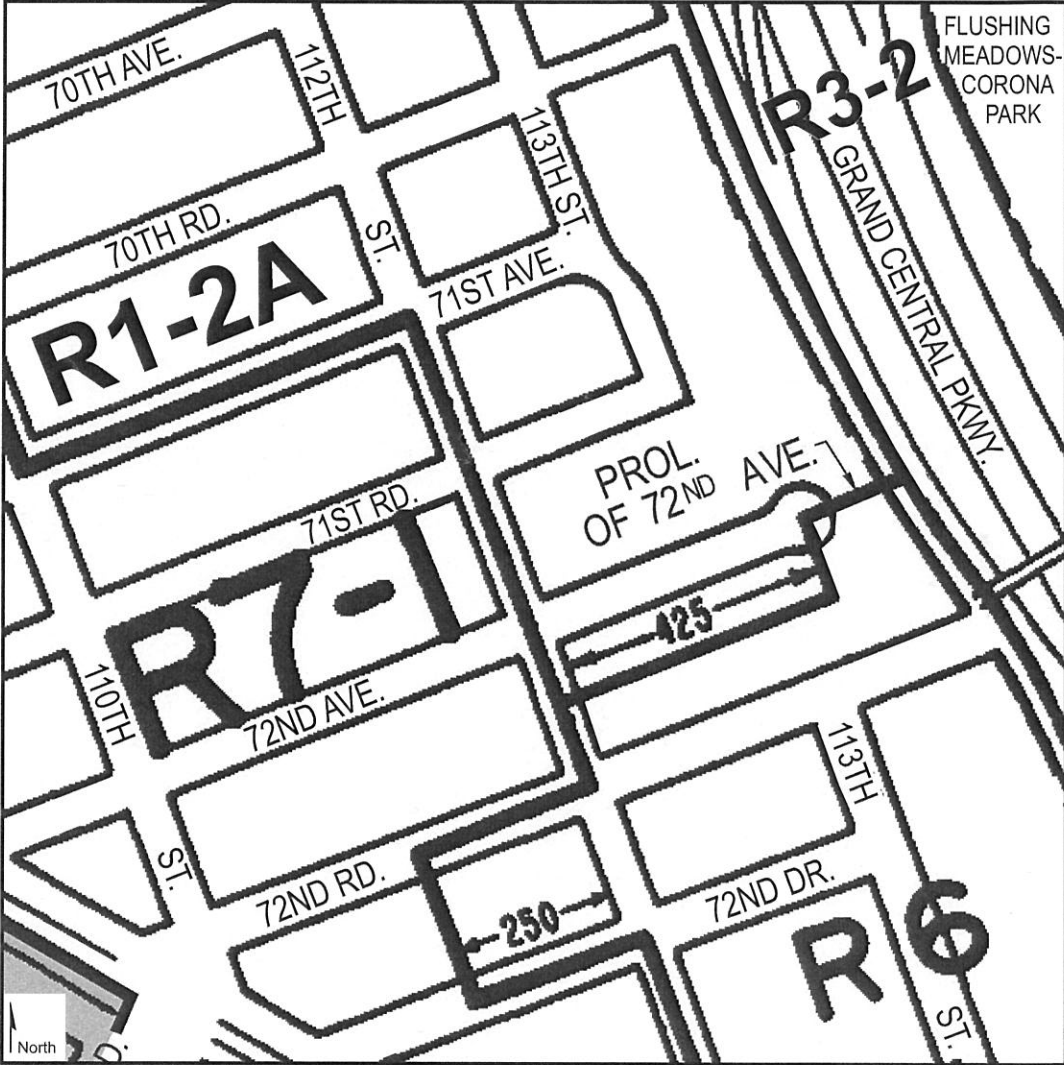
- Subway Entries
- 5037 Block Numbers
- Roadway Overpass
- Property Lines
- 5 Number of Floors

Land Uses

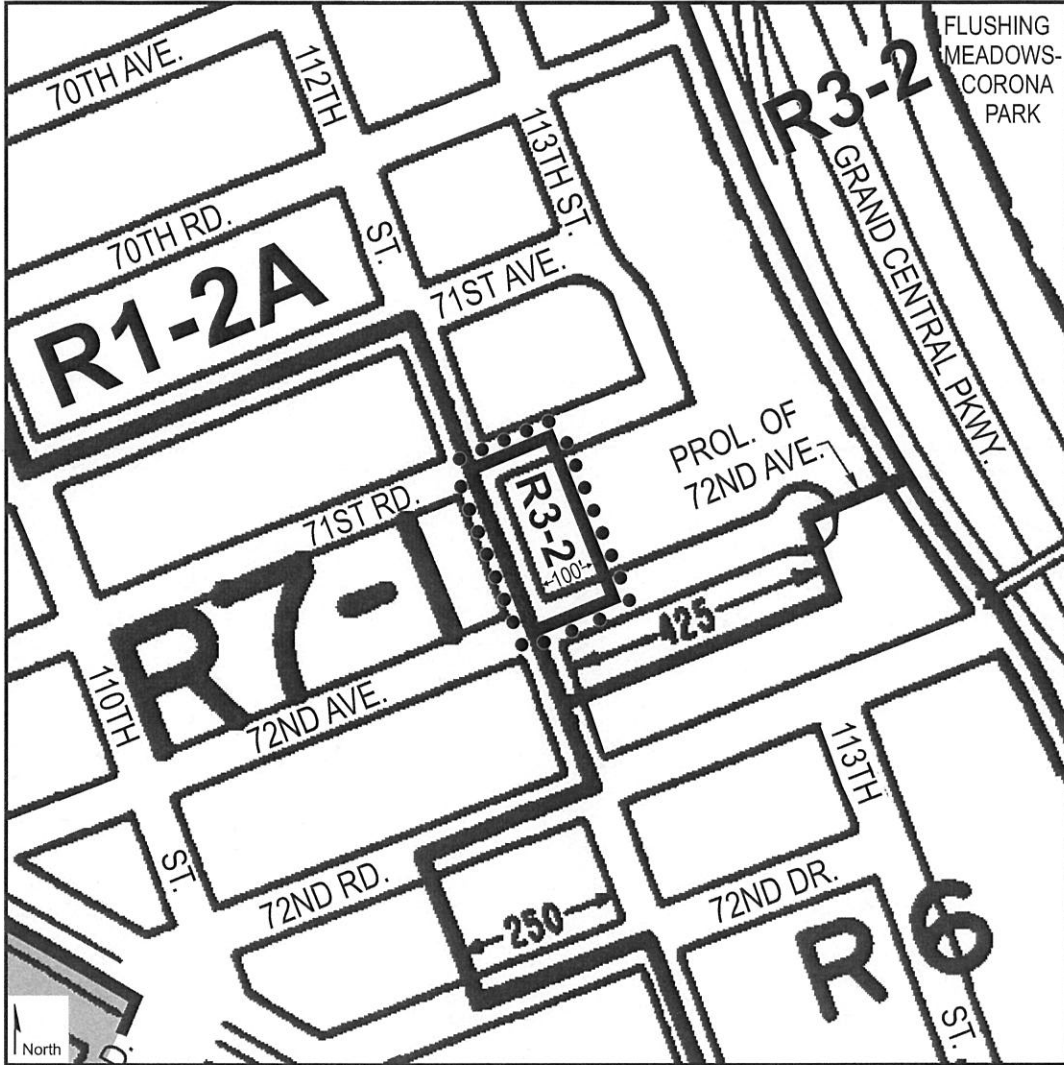
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Zoning Change Map



Current Zoning Map (14a)



Proposed Zoning Map (14a) - Area being rezoned is outlined with dotted lines
Changing a R1-2A to R3-2 district

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

112-06 71st Road, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R1-2A)		Proposed Zoning (R3-2)	
	ZR Section #	R1-2A	ZR Section #	R3-2
USE GROUPS	22-10	1, 3, 4	22-10	1, 2, 3, 4
Residential	23-142	0.5	23-142	0.5
Affordable Independent Residences for Seniors	23-144	n/a	23-144	0.95
Community Facility	24-11	1	24-11	1
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	20'	23-45	15'
Minimum Side Yard	23-461	8' (Total) / 20' (Corner)	23-461	13' or 16' (total)* / 20' (Corner)
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631b	25'	23-631b	21'
Maximum Building Height	23-631b	35'	23-631b	35'
Maximum Height of Front Wall	23-631b	25'	23-631b	21'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a
Setbacks from Wide Streets	n/a	n/a	n/a	n/a
OPEN SPACE				
Residential	23-142	70%	23-142	65%
Max. Interior Lot Coverage	23-142	30%	23-142	35%
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Minimum Open Space Ratio	23-142	70%	23-142	65%
LOT COVERAGE				
Interior/Through Lot	23-142	30%	23-142	35%
Maximum Lot Coverage	24-11	55%/ 60% (Corner)	24-11	65%
DENSITY				
Affordable Dwelling Units	23-22	2,850	23-22	625/870**
PARKING				
Residences	25-23	100%	25-23	100%
Commercial	n/a	n/a	n/a	n/a
Community Facility	25-30	By Use	25-30	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	50%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	80%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*13 feet total for single- and two-family detached and semi-detached residences, 16 feet total for multi-family apartment buildings

**625 for single- and two-family detached and semi-detached residences, 870 for multi-family apartment buildings





View of the west side of 112th Street facing northwest from the Project Area.



View of the intersection of 72nd Avenue and 112th Street facing southwest from the Project Area.



View of 71st Road facing southwest (Development Site at left).

15-33 Clintonville Street Rezoning



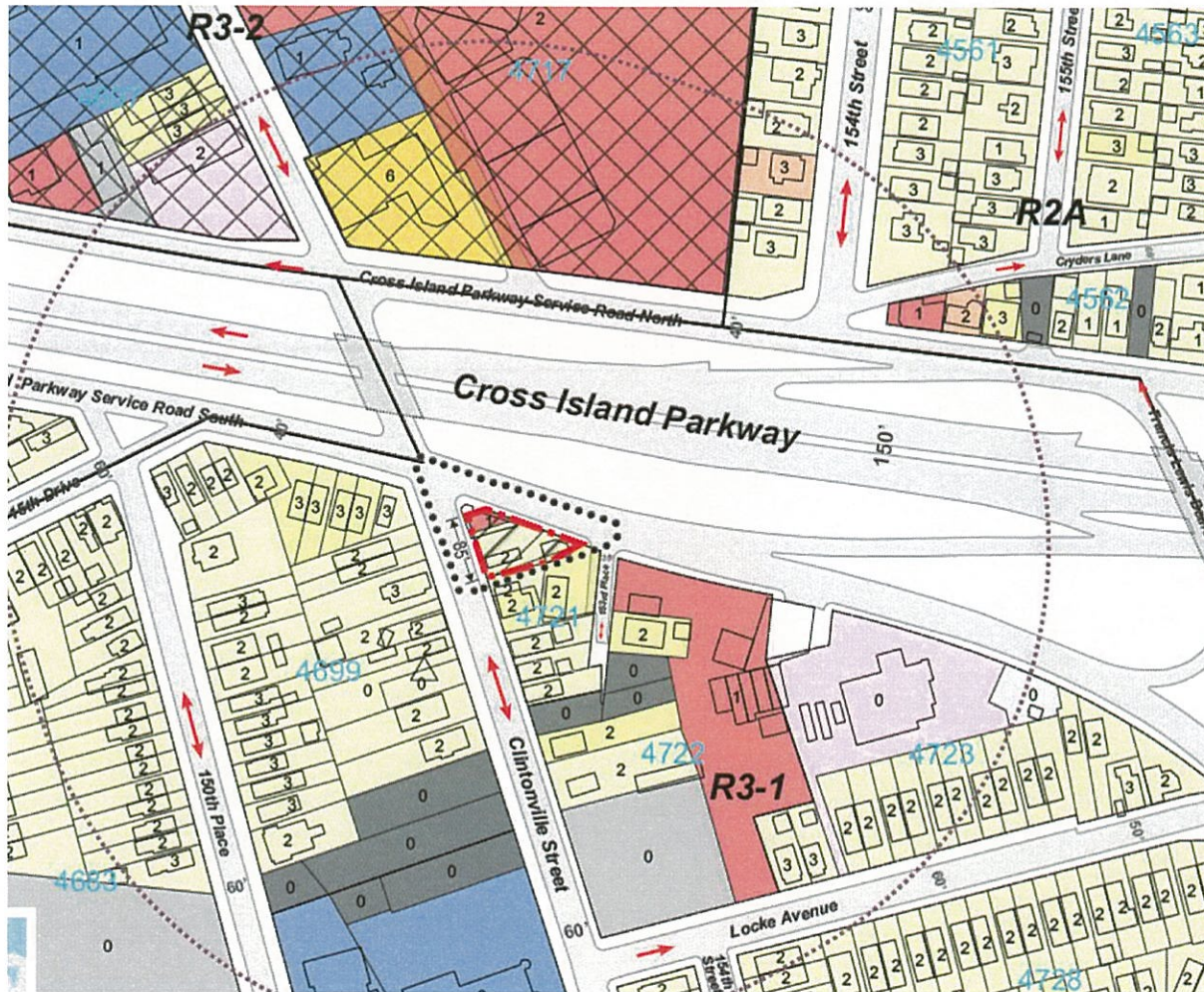
15-33 Clintonville Street, Whitestone, NY
Block 4721, Lots 6 and 7
ULURP Application No. C 180291 ZMQ

akerman

Project Area



Area Map



The area within 600-foot radius is characterized by mostly residential, industrial/manufacturing, commercial, and mixed residential and commercial buildings.

The existing land uses in the area are a mix of multi-family walkup and elevator residential buildings, and commercial uses.

LEGEND

Land Use	Zoning
One and Two Family Residence	Zoning District
Multi-Family Residence (Walkup)	Commercial Overlays
Multi-Family Residence (Elevator)	C1-4
Mixed Residential and Commercial	C2-1
Commercial Use	C2-2
Industrial / Manufacturing	C2-4
Transportation / Utility	Project
Public Facilities and Institutions	Area of Rezoning
Open Space and Recreation	Development Site
Parking	600' Radius
Vacant Land	Subway Entrance
Number of Stories	

Existing Conditions



Applicant-owned

- Existing, non-conforming, obsolete commercial building on Lot 6 at intersection of Cross Island Parkway and Clintonville Street
- Single-family residence on Lot 7

Development Site History



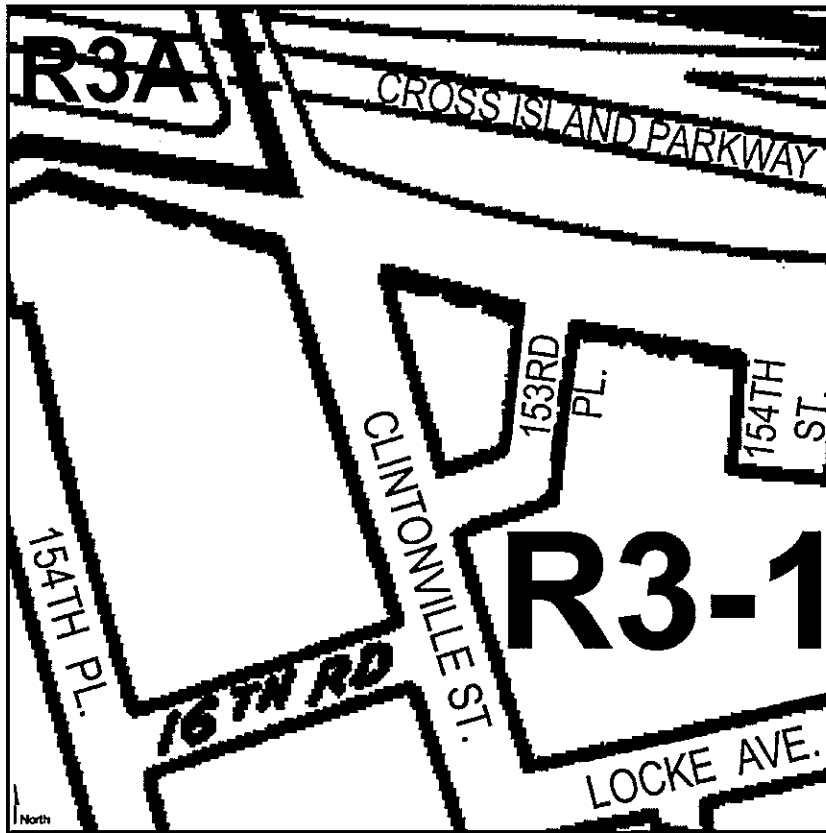
Applicant-owned

- Existing, non-conforming, obsolete commercial building on Lot 6 at intersection of Cross Island 6,916 square-foot irregularly shaped lot
- 85 ft on Clintonville, 130 ft on Cross Island Service Road
- Improved with obsolete, one-story gift shop selling party and wedding favors, La Confetteria del Cuore on Lot 6
- Two-story residence and vacant garage on Lot 7
 - Parkway and Clintonville Street
 - Single-family residence on Lot 7

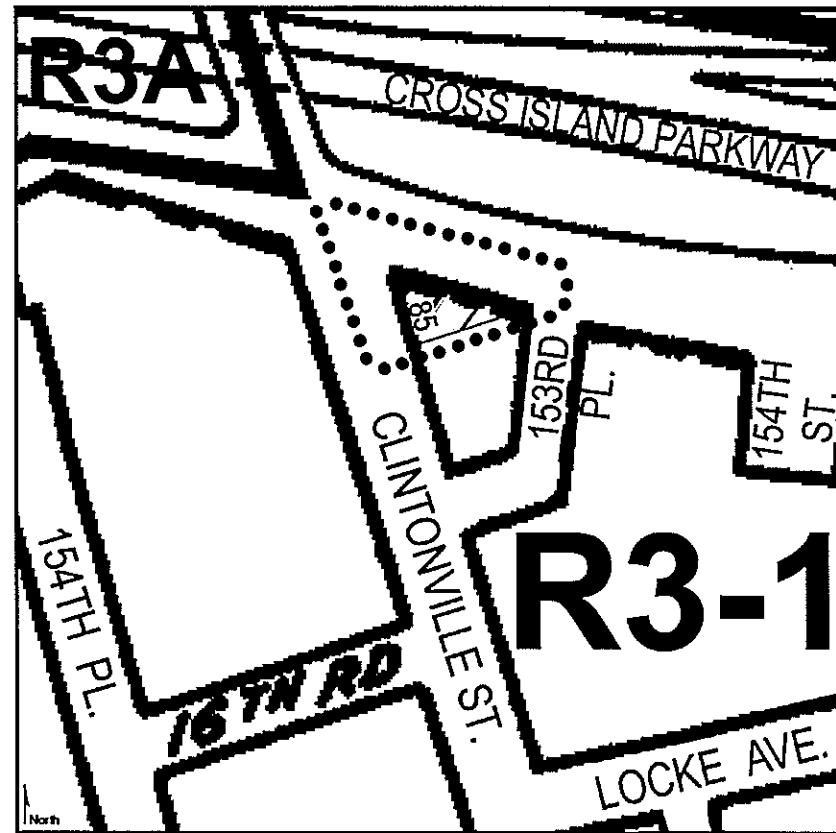
Land Use Action

Existing

Proposed



Current Zoning Map (7d)



Proposed Zoning Map (7d) - Area being rezoned is outlined with dotted lines

Rezoning from R3-1 to R3-1/C1-3

PROPOSED DEVELOPMENT

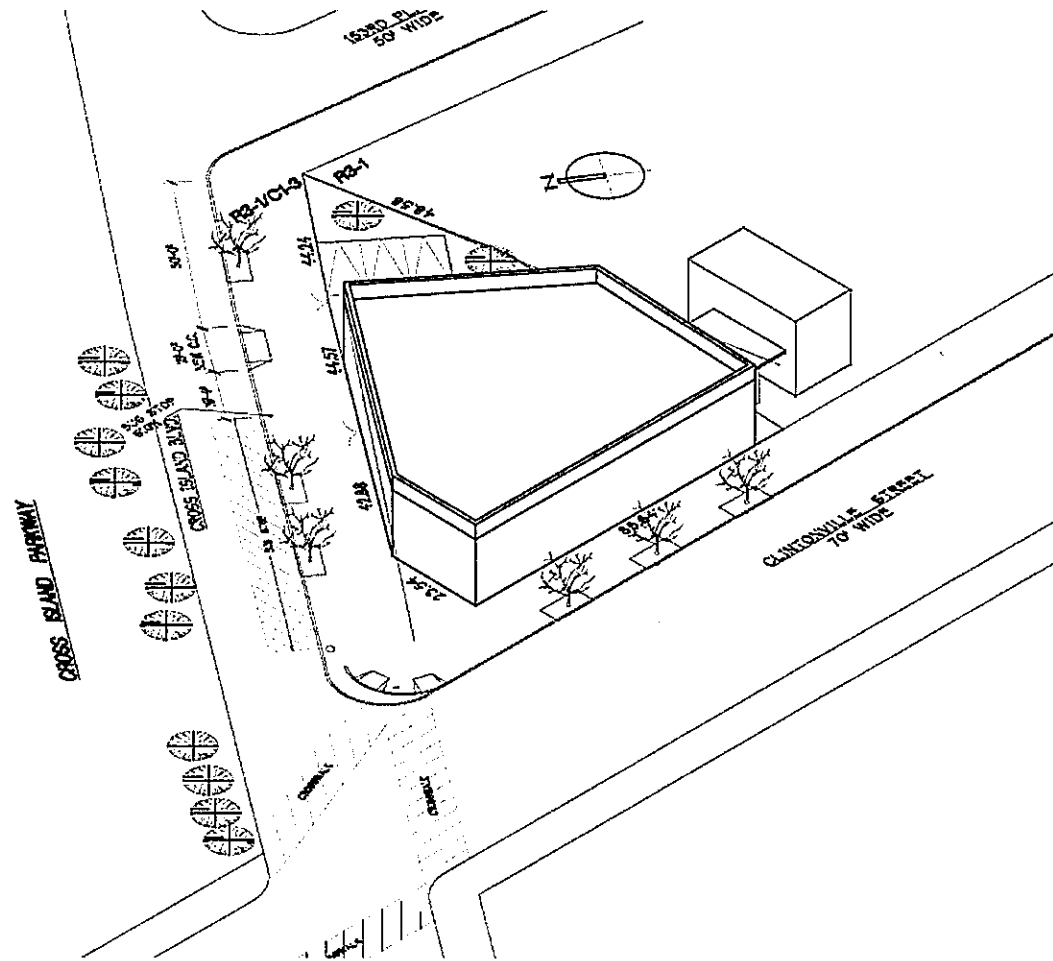


- New and improved one-story commercial building
- 4,000 sf of floor area on ground floor
- 6 permitted parking spaces accessed from 15' curb cut on Cross Island Parkway
 - Planting and tree buffer will surround parking area

Site Plan



Massing



Akerman LLP
650+ Lawyers
24 Offices

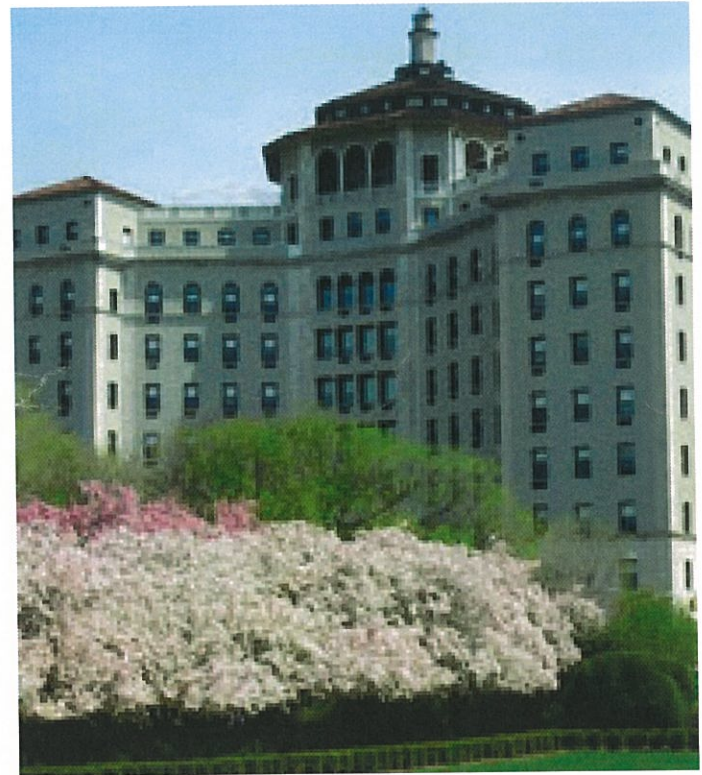
akerman.com



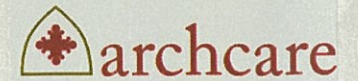
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Terence Cardinal Cooke Health Care Center Rezoning

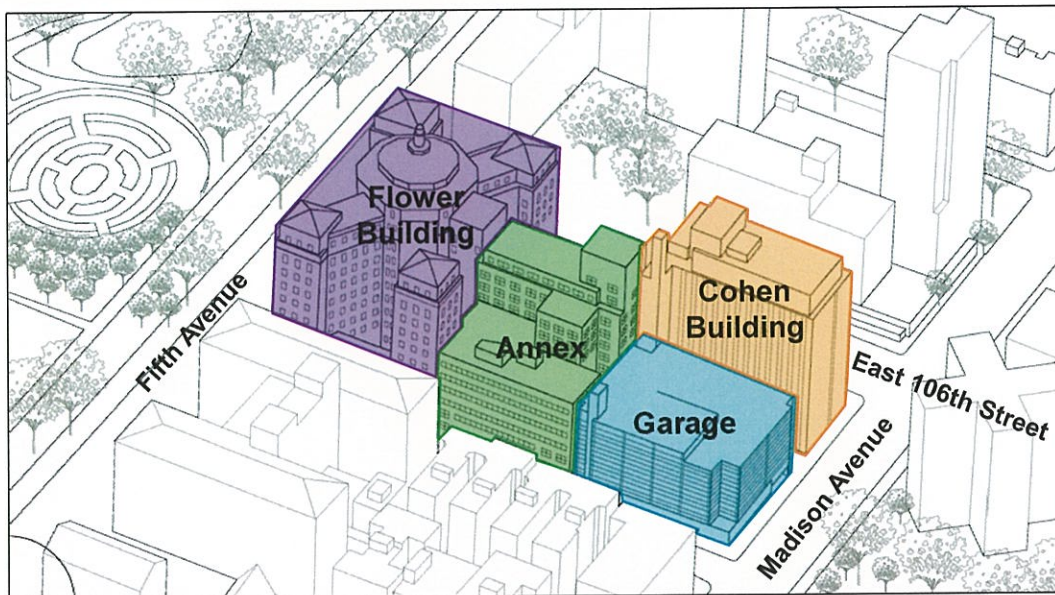
Subcommittee on Zoning and Franchises
September 18, 2019



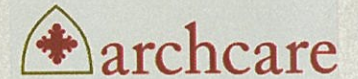
Terence Cardinal Cooke Health Care Center



- Full block bounded by Fifth Avenue, East 105th Street, Madison Avenue, and East 106th Street
- Three connected buildings constructed c.1920s & 1930s-1960s and a garage



Terence Cardinal Cooke Health Care Center



- 559-bed skilled nursing facility
- 56-bed specialty hospital
- Safety net provider: 86% of patients receive Medicaid
- Last HIV/AIDS skilled nursing facility in Manhattan
- 35% of patients are residents of zip code 10029
 - Additional 30% of patients are residents of East Harlem and the greater Harlem area

Federal and New York State health care policy:

- Discourages long-term inpatient care where it is unnecessary
- Encourages home- and community-based health care services

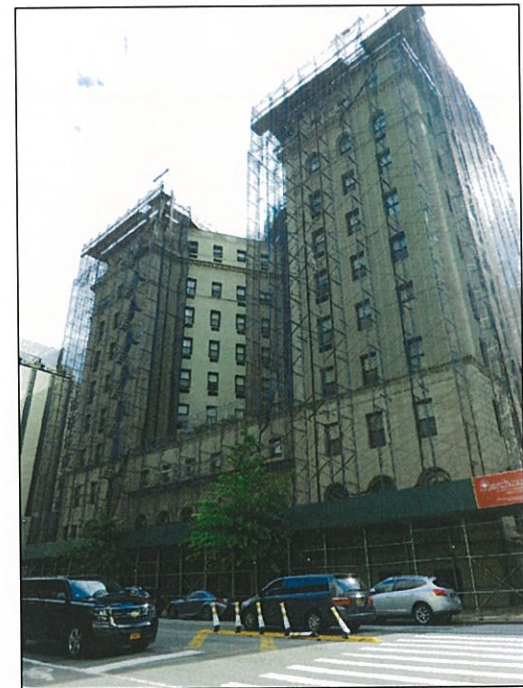
TCC's goals are to:

1. Serve vulnerable populations in modern, right-sized facilities
2. Remain a health care and employment anchor providing over 450 local SEIU health-care jobs in East Harlem

TCC Modernization

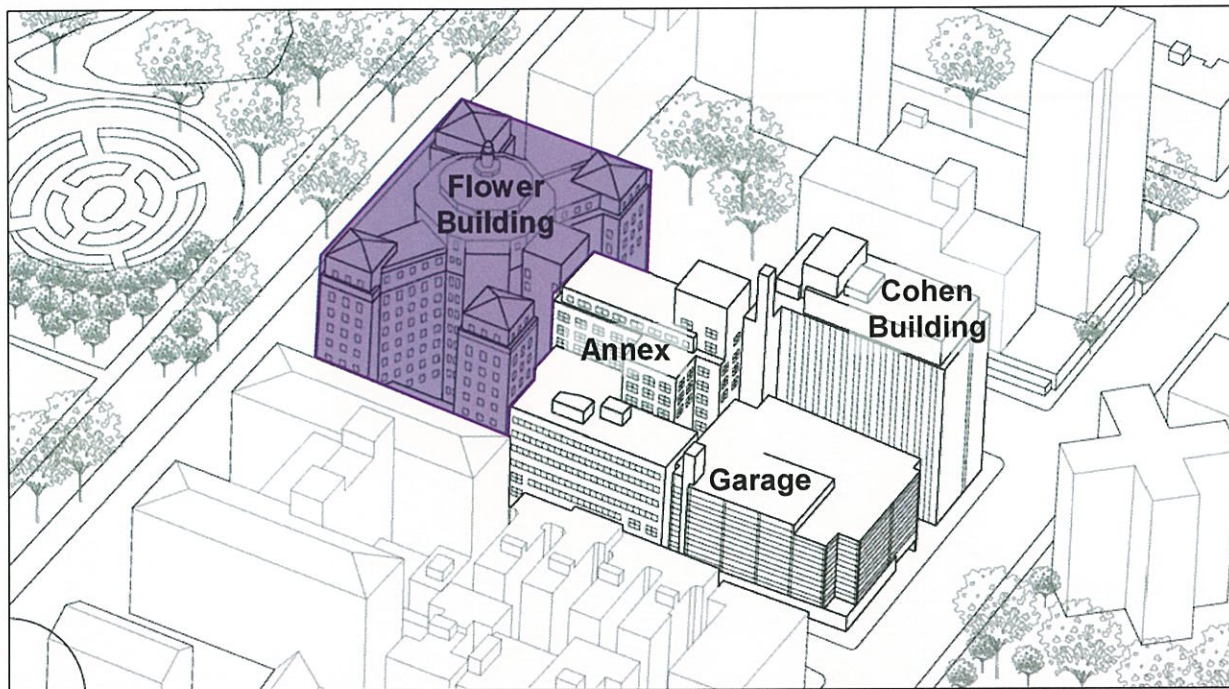


- **\$100+ million** of investment is needed to modernize the Flower Building to continue serving predominantly low-income patients with complex medical needs
- TCC has obtained a \$25 million loan and a commitment for an additional \$25 million loan to begin the required work at the Flower Building
 - The renovations have already begun
- To repay the \$50 million loan and fund additional construction, TCC will sell / ground lease part of the site for residential development



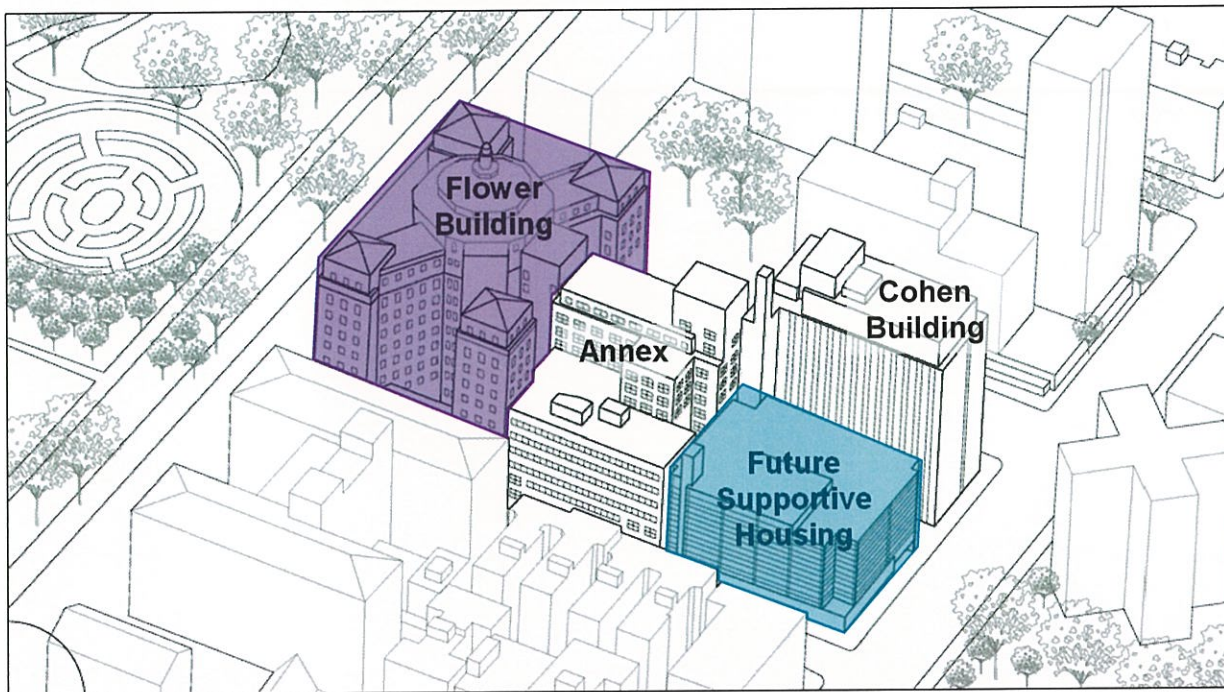
TCC Modernization: Step One

Consolidate the skilled nursing facility, specialty hospital, and infrastructure and support functions from across the campus in the Flower Building



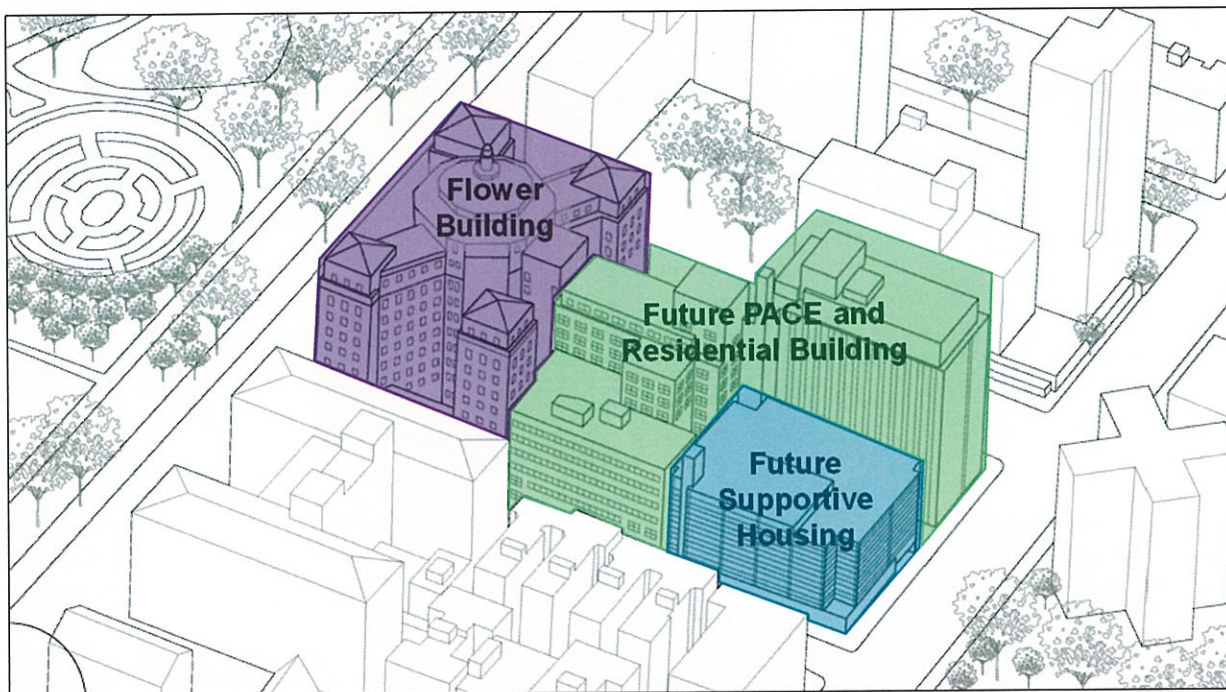
TCC Modernization: Step Two

Develop a supportive housing building for low-income residents with low-acuity health conditions on the site of the garage



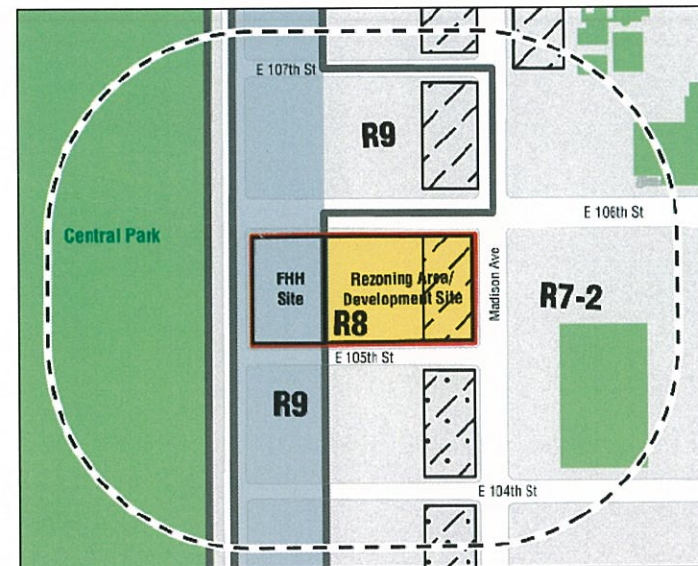
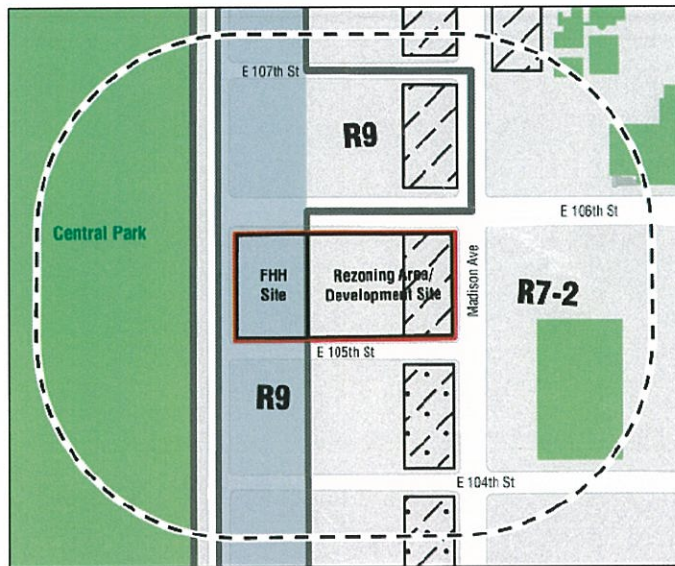
TCC Modernization: Step Three

Develop an outpatient Program of All-Inclusive Care for the Elderly (PACE) Center and new residential building on the site of the Annex and Cohen Building



Land Use Actions

- Rezone R7-2 and R7-2/C1-5 districts to R8 and R8/C1-5 districts
- Establish a Mandatory Inclusionary Housing area



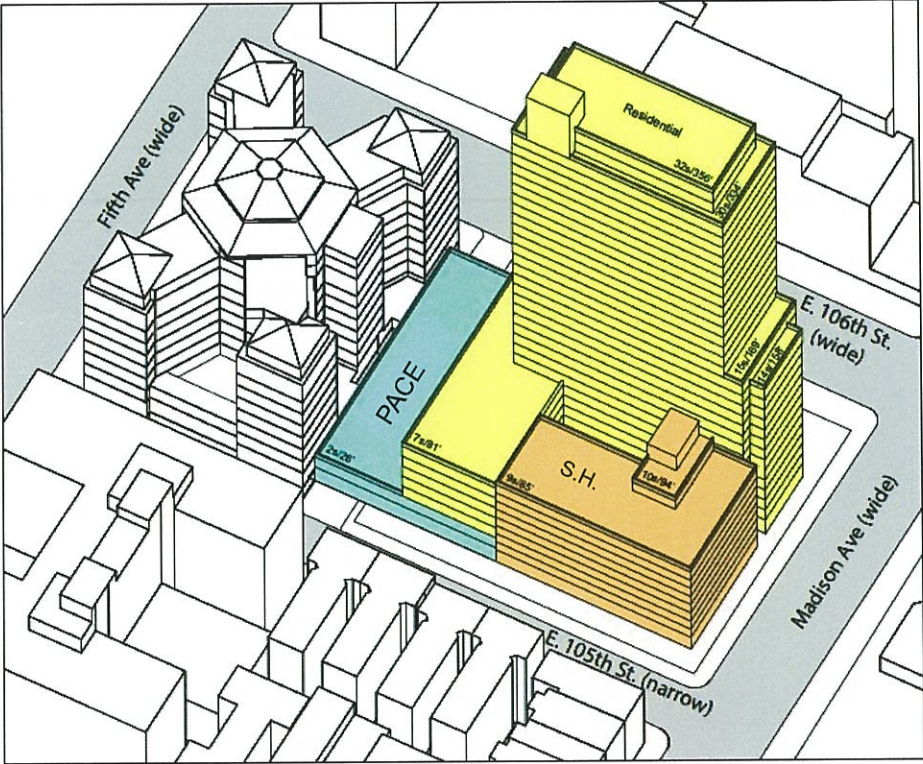
Effect of the Rezoning



- No increase in maximum permitted FAR (656,957 SF / 7.75 FAR)
- Increase in realizable residential floor area

	Existing Zoning	Proposed Zoning	Change
Permitted Residential Floor Area	415,124 SF (4.89 FAR)	555,719 SF (6.56 FAR)	
Realizable New Residential Floor Area Under Height Factor	186,000 SF (2.19 FAR)	331,000 SF (3.90 FAR)	+ 145,000 SF (1.71 FAR)
Permitted Overall Floor Area	656,957 SF (7.75 FAR)	656,957 SF (7.75 FAR)	No Change

TCC Project: Illustrative Massing

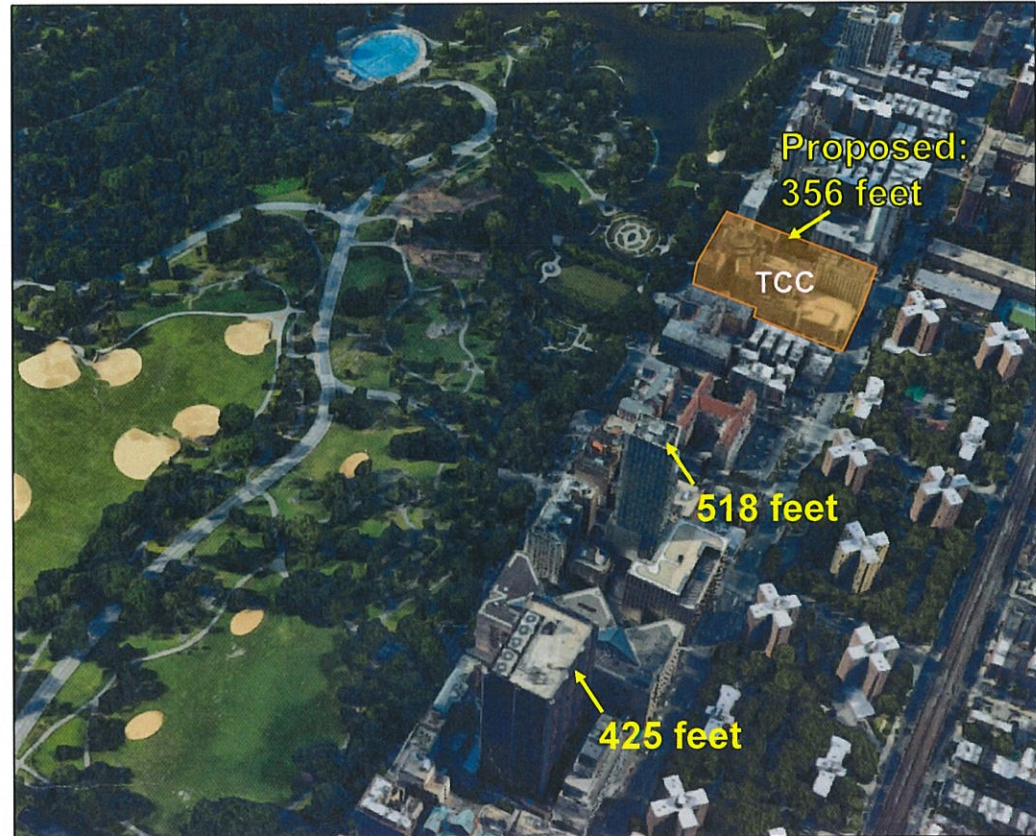


- Residential
- PACE
- Supportive Housing

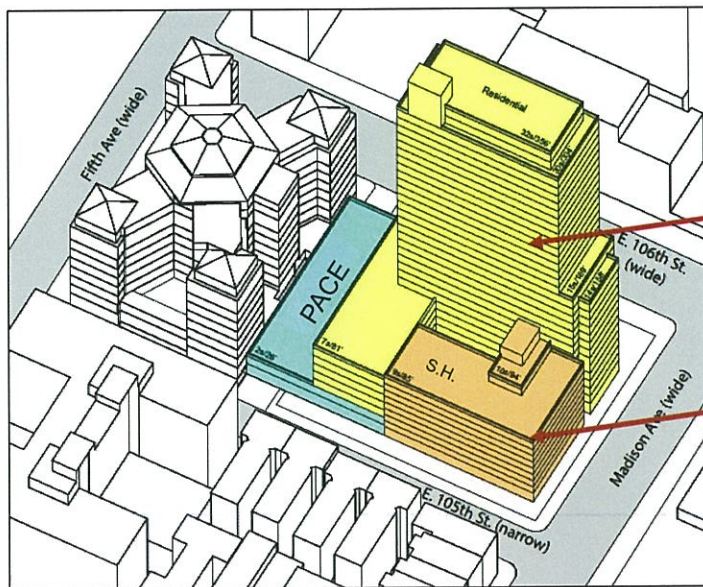


Context

- New buildings would be consistent with other nearby tall buildings and shorter than 1212 Fifth Avenue (42 stories, 518 feet)

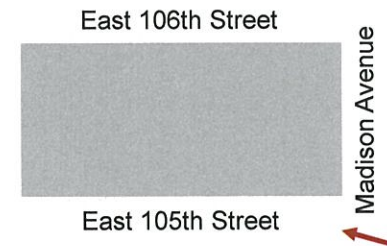


- Revised application includes MIH Option 1 and Option 2
- The new residential building is expected to use Affordable New York (421-a) tax incentives to further increase affordable housing

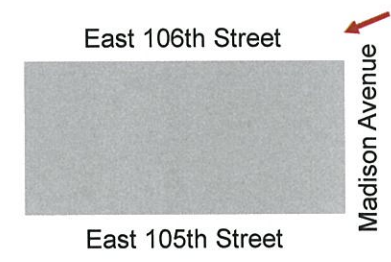
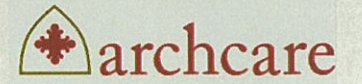


- 421-a affordable housing
 - Under MIH Option 2, would include ~14,000 square feet of permanently affordable housing
- Permanently affordable, supportive, low-income housing (MIH)

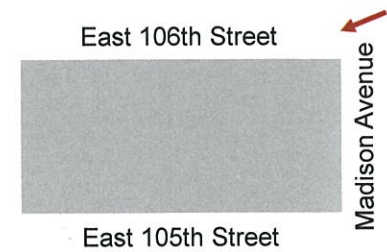
TCC Project: Illustrative Rendering



TCC Project: Illustrative Rendering



TCC Project: Illustrative Rendering



Project Sequencing and Next Steps



- Complete Flower Building renovations
- Move all activities from the Annex, Cohen Building, and garage
- Construct supportive housing building in partnership with a qualified provider
- Sell/ground-lease development site for a third-party to construct the residential building and PACE Center
 - TCC to run the PACE Center

LeFrak City Parking Garage

Special Permit and Zoning Text Amendment

New York City Council – Subcommittee on Zoning and Franchises

September 18, 2019

Project Area Context



Area Map

LeFrak City Parking Garage, Queens
Block 1918, Lots 1, 18, 25 & 114

Project Information

- 600' Radius
- Zoning Lot
- Garage
- Zoning Districts
- Special Districts

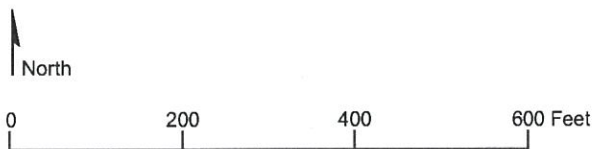
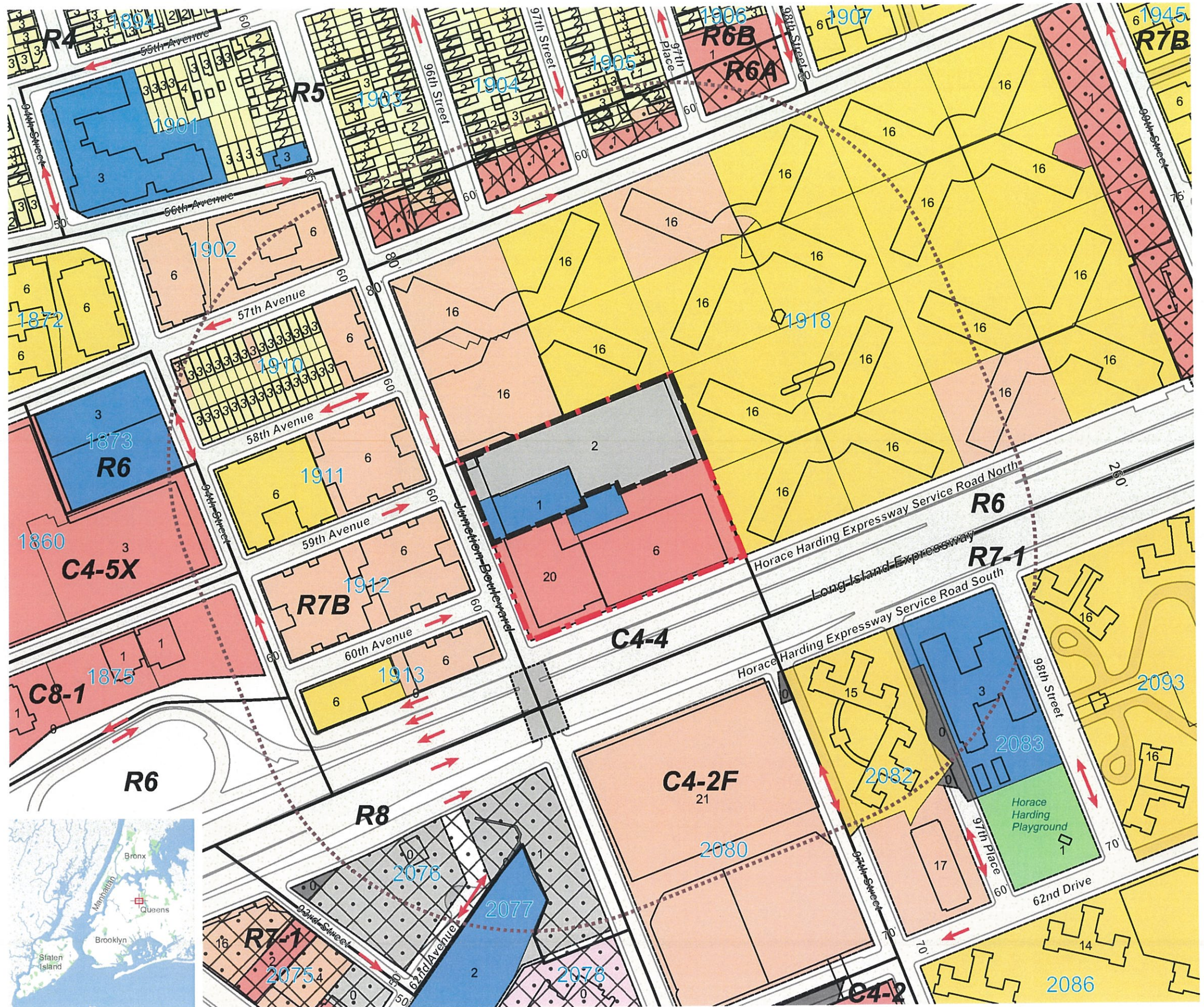
Existing Commercial Overlays

- | | | | |
|--|------|--|------|
| | C1-1 | | C2-1 |
| | C1-2 | | C2-2 |
| | C1-3 | | C2-3 |
| | C1-4 | | C2-4 |
| | C1-5 | | C2-5 |

- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure / Roadway Overpass
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other





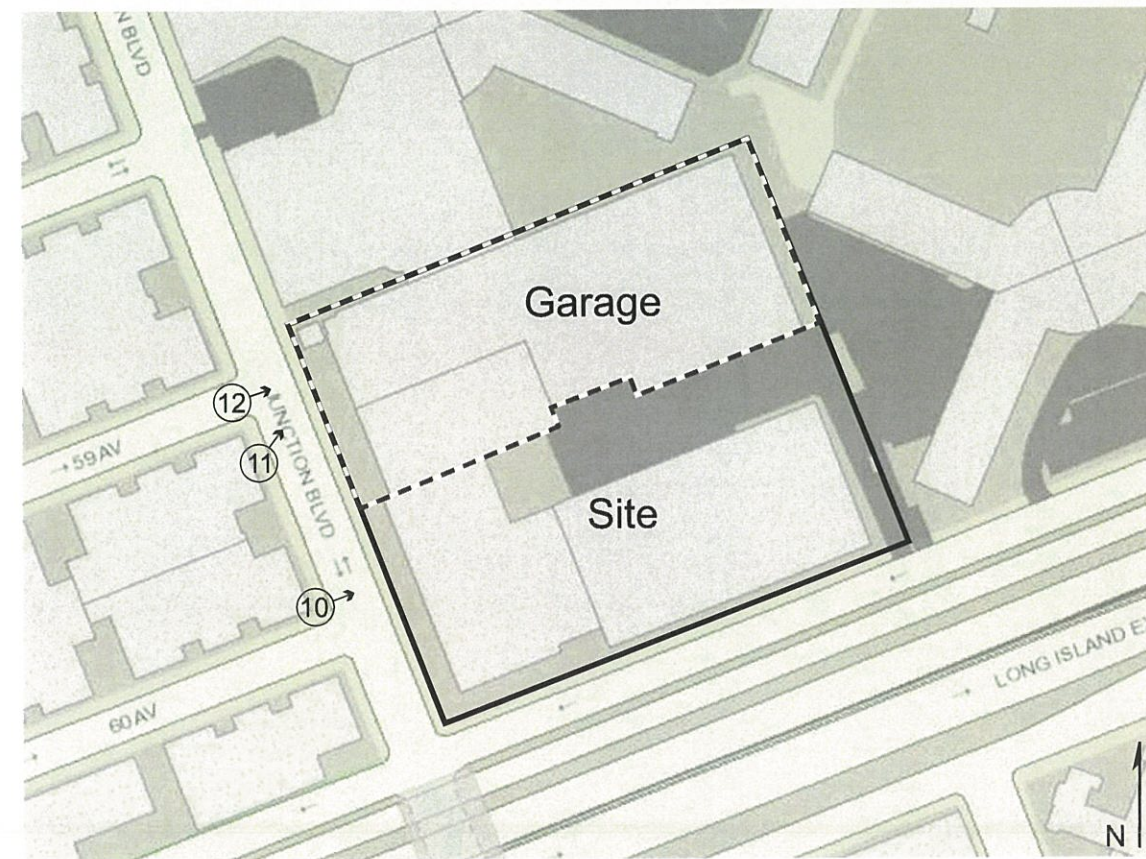
10. View of the Site facing east from Junction Boulevard.



11. View of the Garage entrance facing northeast from Junction Boulevard.



12. View of the Garage facing east from the intersection of Junction Boulevard and 59th Avenue.





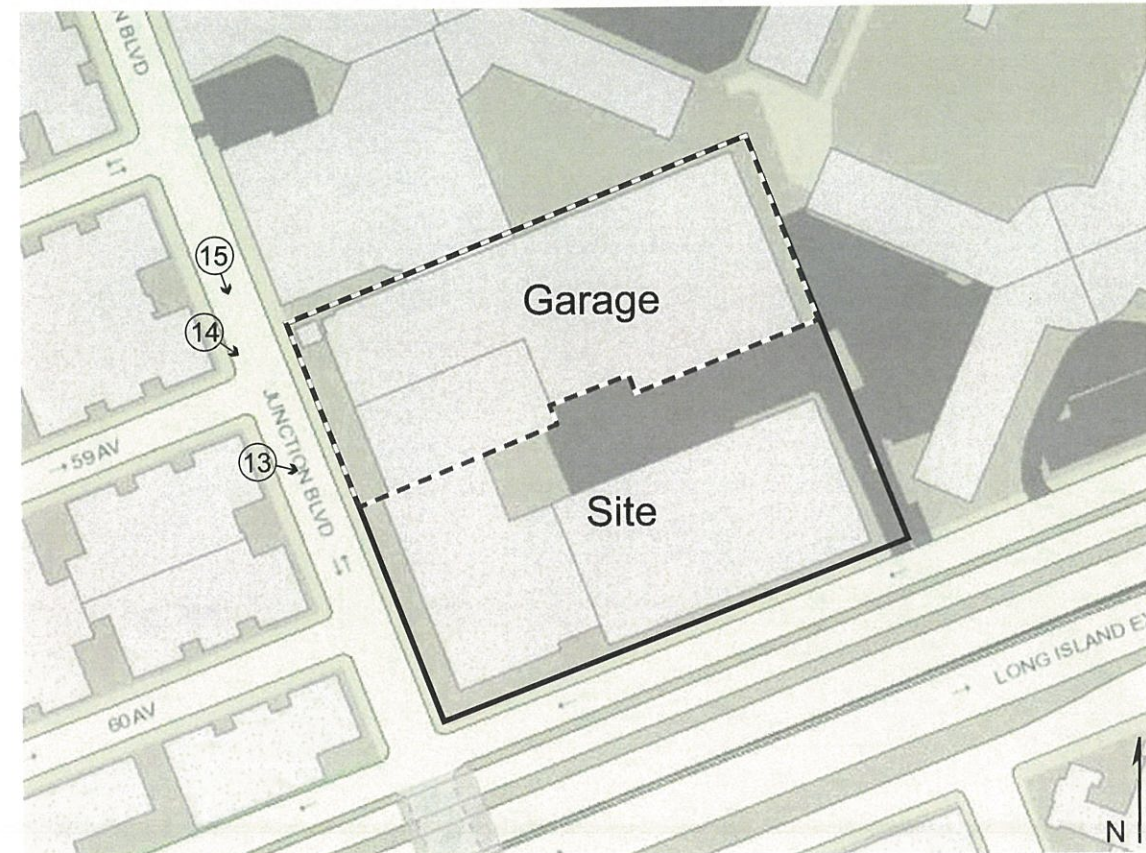
13. View of the Site facing east from Junction Boulevard (Garage at left).



14. View of the Garage facing southeast from Junction Boulevard (remainder of Site at right).



15. View of Junction Boulevard facing southeast (Site at left).





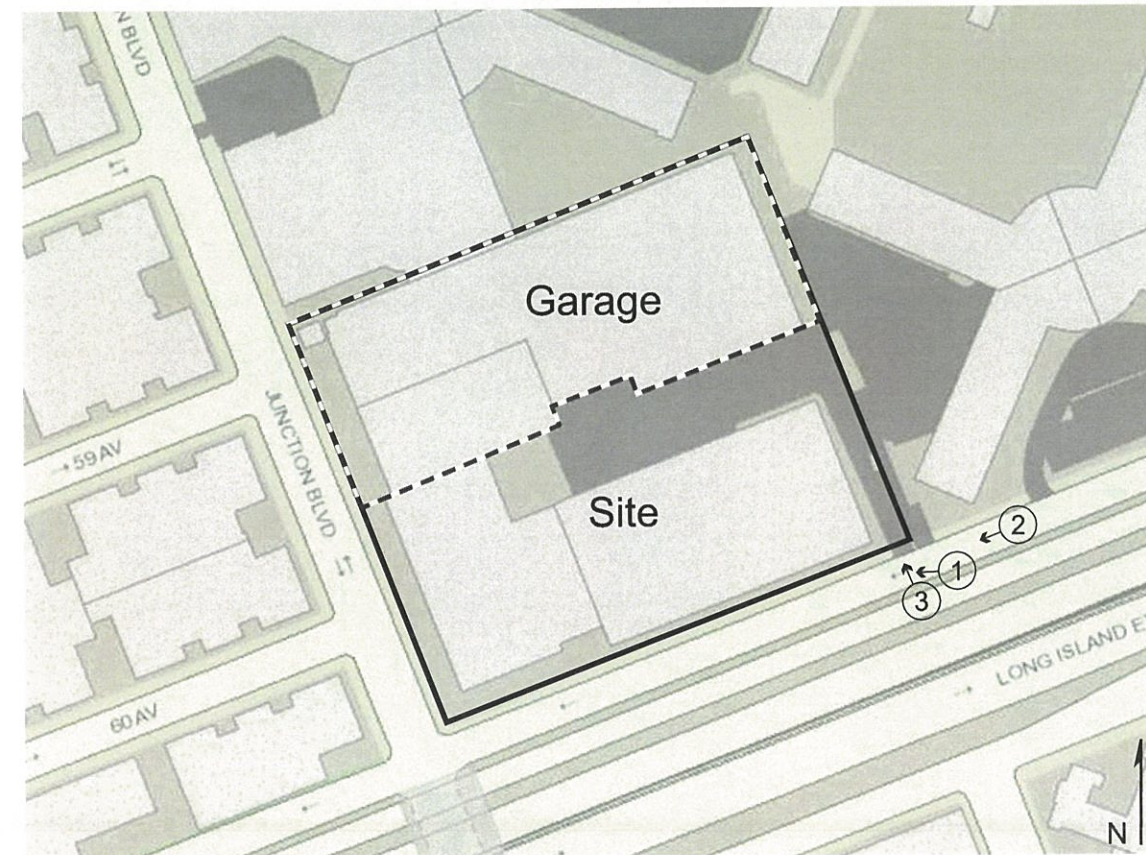
1. View of the Site facing west from the Horace Harding Expressway.

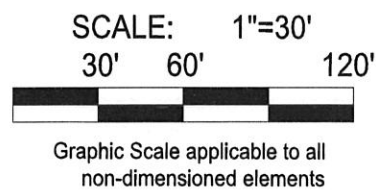
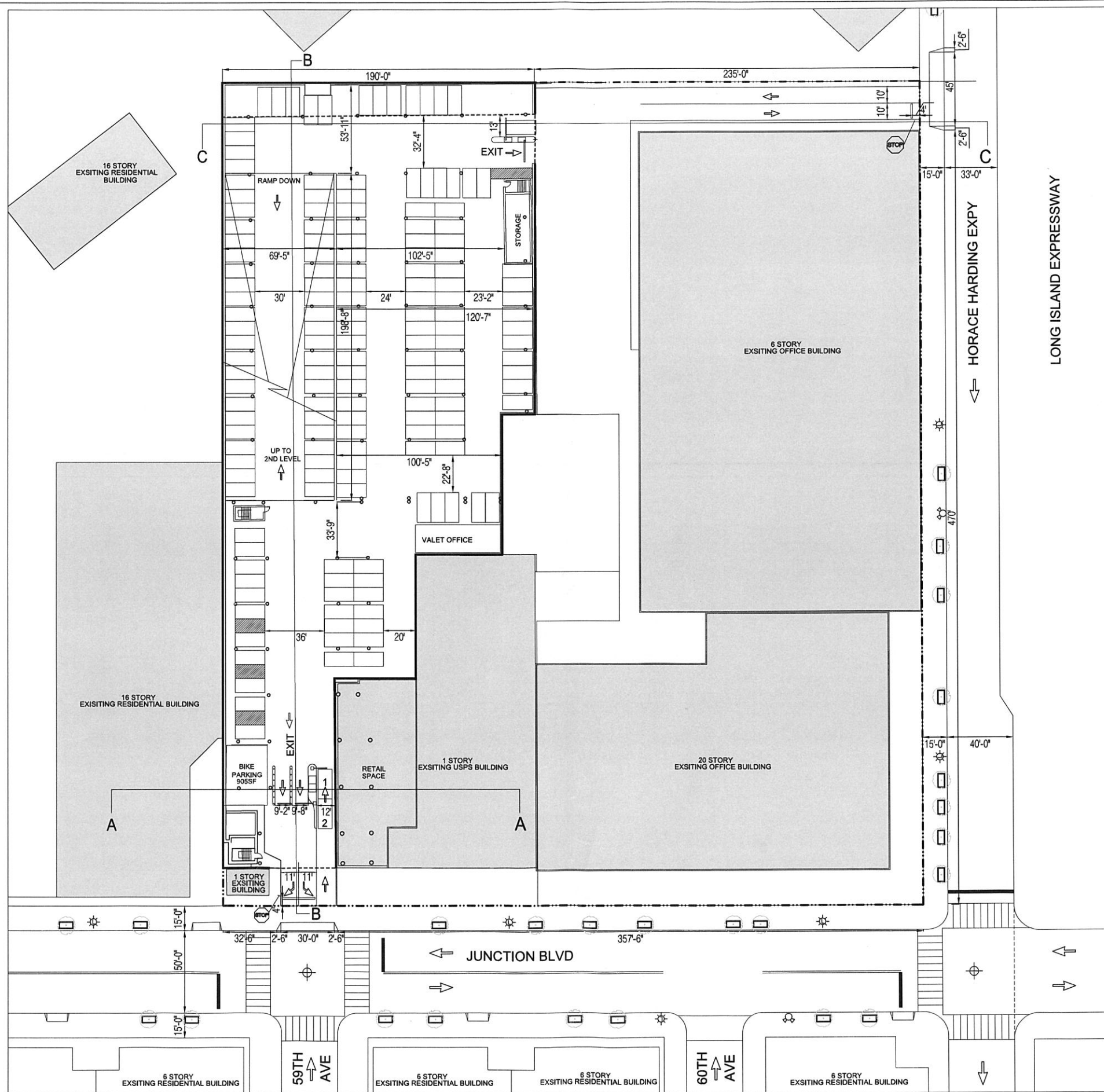


2. View of the Horace Harding Expressway facing southwest (Site at right).



3. View of the Site facing northwest from the Horace Harding Expressway.





LEFRAK CITY PARKING GARAGE

NEW YORK, NEW YORK

APPLICANT:
Lefrak City

TRANSPORTATION ENGINEER:
Philip Habib & Associates
102 Madison Avenue 11th Fl
New York, NY 10016
Tel: 212-929-5656

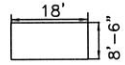

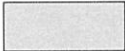






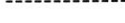

NOTES:

Pedestrian Circulation
Pedestrian routes to and from garage access points shall be provided and be clearly posted.

Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).

Accessibility for the Disabled:
Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.

LEGEND:

-  RESERVOIR SPACE
-  PROJECT ZONING LOT LINE
-  EXISTING BUILDING
-  TRAFFIC SIGNAL
-  STOP SIGN
-  SPEED BUMP: 2'HX12"Dx WIDTH OF EXIT LANE
-  EXISTING TREE
-  EXISTING STREET LIGHT
-  EXISTING HYDRANT
-  LINE OF ROOF ABOVE
-  GARAGE BUILDING

NO.	DATE	REVISION

PARKING PLAN GROUND LEVEL & ZONING LOT SITE PLAN

DATE: 5/3/2019 PROJECT NO.: 1808

DRAWN BY: S.W.
CHECKED BY: P.H.



SELF PARK AREA CAPACITY CALCULATIONS

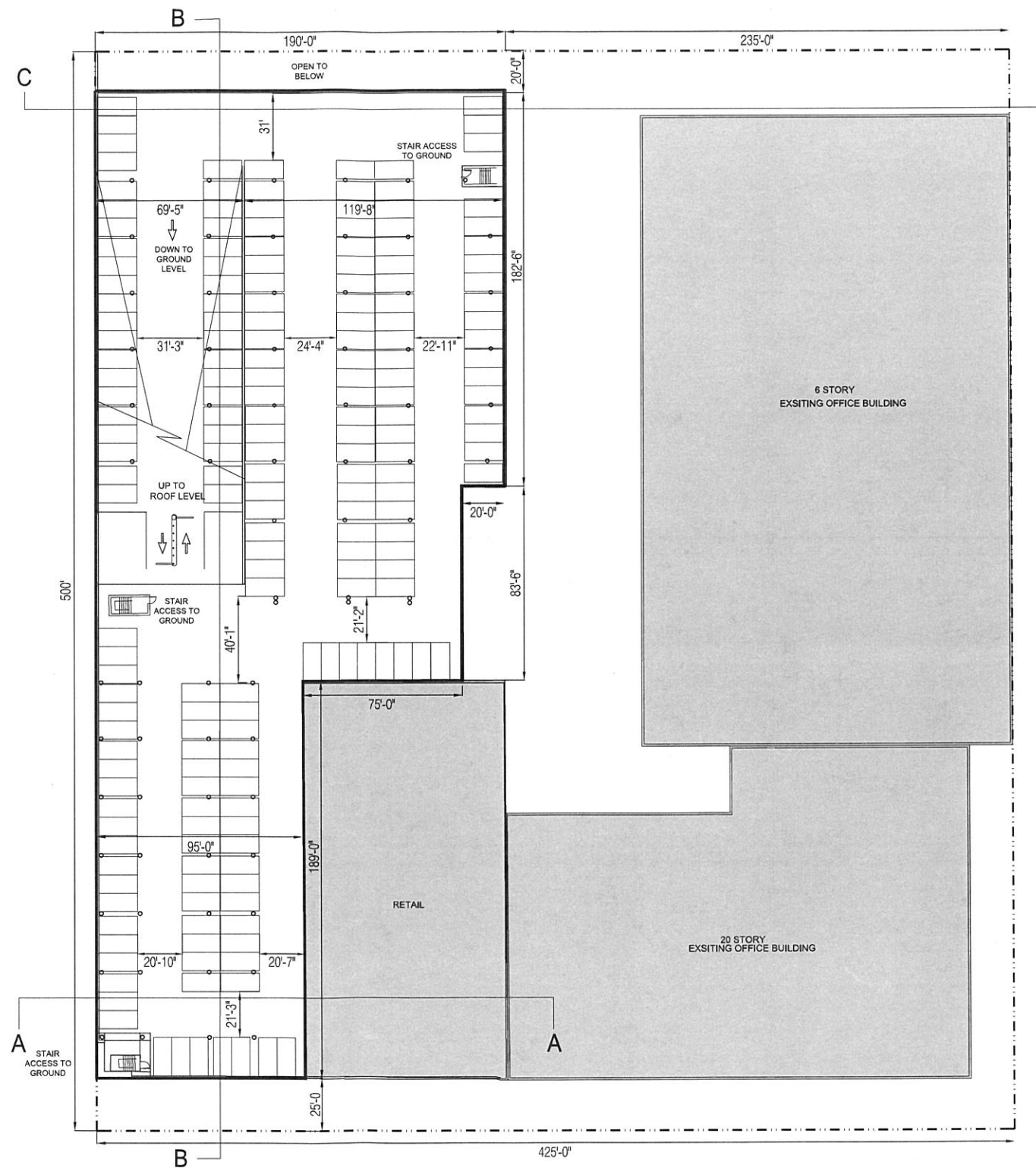
	GROUND LEVEL	SECOND LEVEL	ROOF	TOTAL
GROSS GARAGE FLOOR AREAS (SF)	69,465	67,940	0	137,405
LESS MECHANICAL/STORAGE/STAIR/ETC (SF)	6,605	2,040	0	8,645
UNOBSTRUCTED PARKING AREA (SF)	62,860	65,900	0	128,760
NUMBER OF PROPOSED SELF PARKING SPACES	162	194	0	356

ATTENDED AREA CAPACITY CALCULATIONS

	GROUND LEVEL	SECOND LEVEL	ROOF	TOTAL
GROSS GARAGE FLOOR AREAS (SF)	0	0	85,330	85,330
LESS MECHANICAL/STORAGE/STAIR/ETC (SF)	0	0	3,080	3,080
UNOBSTRUCTED PARKING AREA (SF)	0	0	82,250	82,250
NUMBER OF PROPOSED ATTENDED PARKING SPACES	0	0	350	350

TOTAL GARAGE AREA CAPACITY CALCULATIONS

	GROUND LEVEL	SECOND LEVEL	ROOF	TOTAL
UNOBSTRUCTED PARKING AREA (SF)	62,860	65,900	82,250	211,010
NUMBER OF PROPOSED PUBLIC PARKING SPACES				706
NUMBER OF RESERVOR SPACES REQUIRED				2
MINIMUM NUMBER OF BICYCLE SPACES REQUIRED				71
NUMBER OF BICYCLE SPACES PROVIDED				71



**LEFRAK CITY
PARKING GARAGE**

NEW YORK, NEW YORK

APPLICANT:
LeFrak City

TRANSPORTATION ENGINEER:
Philip Habib & Associates
102 Madison Avenue 11th Fl
New York, NY 10016
Tel: 212-929-5656

NOTES:
Pedestrian Circulation
Pedestrian routes to and from garage access points shall be provided and be clearly posted.

Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).

Accessibility for the Disabled:
Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.

LEGEND:

	PROJECT ZONING LOT LINE
	GARAGE BUILDING
	EXISTING BUILDING

NO.	DATE	REVISION

**PARKING PLAN
2ND LEVEL**

DATE: 5/3/2019 PROJECT NO.: 1808

DRAWN BY: S.W.
CHECKED BY: P.H.

SCALE: 1"=30'
30' 60' 120'



Graphic Scale applicable to all non-dimensioned elements

LEFRAK CITY
PARKING GARAGE

NEW YORK, NEW YORK

APPLICANT:
Lefrak City

TRANSPORTATION ENGINEER:
Philip Habib & Associates
102 Madison Avenue 11th Fl
New York, NY 10016
Tel: 212-929-5656

NOTES:
Pedestrian Circulation
Pedestrian routes to and from garage access points shall be provided and be clearly posted.
Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).
Accessibility for the Disabled:
Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.

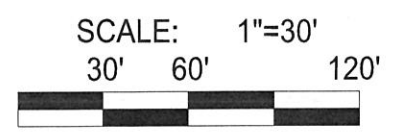
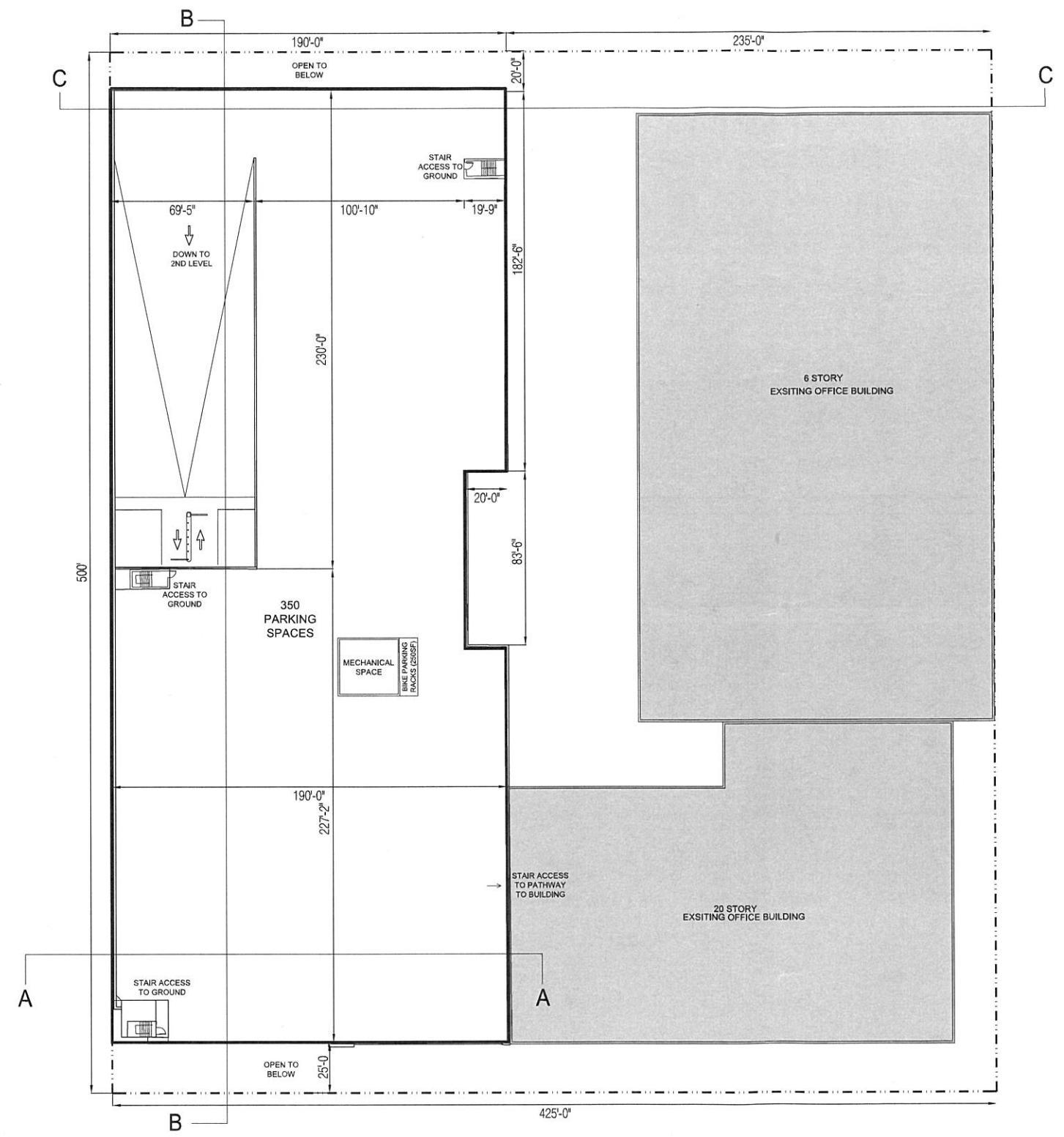
LEGEND:
- - - - - PROJECT ZONING LOT LINE
———— GARAGE BUILDING
■ EXISTING BUILDING

NO.	DATE	REVISION

PARKING PLAN
ROOF

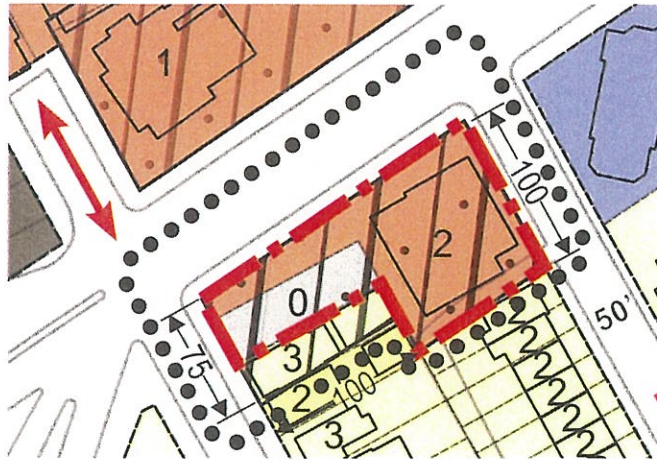
DATE: 5/3/2019 PROJECT NO.: 1808

DRAWN BY: S.W.
CHECKED BY: P.H.



Graphic Scale applicable to all non-dimensioned elements

**91-05 Beach Channel Drive
Rezoning from R4-1 to R4-1/C2-3**



Denis S. O'Connor, Inc., (owner of Funeral home in existing R4-1 district) seeking to add a C2-3 commercial overlay to legalize the existing funeral home (circa 1960) at the following address:

Funeral Home - 91-05 Beach Channel Drive (*Block 16125, Lot 64*) non-conforming use; s/t BSA variance from 1958, and had an enlargement in 1964 without BSA approval.

Existing → Proposed : 5,824 SF building with 21 spaces. Same floor area and reduce to 10 parking spaces.

Funeral Parking - 352 Beach 92nd Street (*Block 16125, Lot 24*) non-conforming use, owner demolished a house in 1973 and created additional parking, without BSA approval

Also in rezoning are two houses owned by Applicant - 350 Beach 92nd Street has two houses on the same lot (*Block 16125, p/o Lot 23*) and also in the rezoning is a small portion of another 3-family house, 348 Beach 92nd Street (*Block 16125, p/o Lot 22*) not owned by the Applicant.

EXISTING CONDITIONS

ENLARGEMENT The building contains 5,824 square feet of floor area and an accessory parking lot with 21 spaces (0.58 FAR). In 1964, 2,087 square feet of floor area was added to the original building constructed in 1958 consisting of 3,737 square feet of additional floor area.

350 Beach 92nd Street (Block 16125, Lot 23) owned Applicant developed with two (2) two-family residences. Would be rezoned as part of the Proposed Action. No plans to alter use.

Proposed Development

The Proposed Action is sought to bring the Development Site into conformance with the existing funeral home use. Accessory parking lot would be legalized and reduced from 21 to 10 spaces

ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

August 21, 2019

Chairperson Marisa Lago
New York City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: C 180282 ZMQ
Proposed Zoning Map Amendment from R4-1 to R4-1/C2-3
91-05 Beach Channel Drive, Block 16125, Lots 64 and 24
Rockaway Beach, New York (the "Development Site")

Dear Chair Lago and Members of the Commission:

The following is in response to a question raised by the Commission at the August 14, 2019 City Planning Commission Public Hearing. Denis S. O'Connor is a family owned and operated Funeral Home serving the Rockaway Peninsula since 1918. The Denis S. O'Connor family and staff have provided meaningful tributes, cremation and memorial services for over three generations and hope to continue serving the needs of all faiths and traditions for several more generations at this location.

The proposed City Planning action would resolve the longstanding legal status of this well-established business that has served the Rockaway community from this location since 1960. **There is no current or future intent to either enlarge the existing 5,824 SF funeral home (commercial use) or to convert it to any other use.**

Should this application be approved, there will be an additional 8,076 SF of additional commercial floor area available for development on this 13,900 SF zoning lot (comprised of Lots 64 and 24); however, the Development Site as well as Lot 23 could potentially be further developed as follows based upon the prospective rezoning to R4-1/C2-3.

In an R4-1/C2-3 district:

- A maximum of 13,900 SF (1.0 FAR) of Commercial Floor Area can be developed on the Development Site (Block 16125, Lots 24 and 64) which would leave the potential to develop an additional 8,076 SF of Commercial Floor Area. The Development site currently consists of a Use Group 7 funeral home establishment and accessory parking lot comprising a total of 5,824 square feet of floor area (0.42 FAR). Currently, the parking lot contains 21

ERIC PALATNIK, P.C.

accessory spaces; however, if the proposed rezoning is adopted, the amount of accessory parking spaces would be reduced to 10 spaces.

- A maximum of 2,500 SF (1.0 FAR) of Commercial Floor Area can be developed on Block 16125, Lot 23, which is included in the Rezoning Area. The lot is currently improved with two (2) two-family residences containing a total of 3,226 square feet (1.29 FAR). As the FAR on this lot already exceeds 1.0, no Commercial Floor Area could be developed on this lot.
- A maximum of 27,800 SF (2.0 FAR) of Community Facility Floor Area can be developed on the Development Site which would leave the potential to develop an additional 21,976 SF of Community Facility Floor Area (assuming no change in the existing commercial floor area). It should be noted that this development potential of community facility floor area already exists under the current R4-1 zoning and therefore has not been generated as a result of the proposed rezoning action.
- A maximum of 5,000 SF (2.0 FAR) of Community Facility Floor Area can be developed on Lot 23, which would leave the potential to develop an additional 1,774 SF of community facility area on the site assuming the existing conditions remain the same. It should be noted that this development potential of community facility floor area already exists under the current R4-1 zoning and therefore has not been generated as a result of the proposed rezoning action.
- A maximum of 10,425 SF (0.75 FAR) of Residential Floor Area can be developed on the Development Site, which would leave the potential to develop an additional 4,601 SF of Residential Floor Area (assuming no change in the existing commercial Floor Area).
- A maximum of 1,875 SF (0.75 FAR) of Residential Floor Area can be developed on Lot 23. Therefore, if the existing residences on the lot are to remain, no more residential floor area can be developed on the lot as the residences are currently legally non-compliant (the lot currently contains 1.29 FAR of residential floor area).
- There is also the potential to develop all three (3) types of uses (Commercial, Community Facility and Residential) on the Development Site, but the MAXIMUM Total (combined) Floor Area that can be developed on this zoning lot will be limited to 27,800 SF and each type of development will be limited to the maximum permitted for that particular type of use. Thus, in order to develop this zoning lot to the maximum of 27,800 SF with an FAR of 2.0 FAR, the zoning lot could contain up to 27,800 SF of Community Facility use with no more than 13,900 SF of Commercial use (FAR of 1.0) and no more than 10,425 SF of Residential use (FAR of 0.75). Of course, if the maximum Community Facility development (27,800 SF) was proposed, there would be no further development of any kind permitted.
- The MAXIMUM amount of floor area that can be developed on Lot 23 is 5,000 SF. In order to develop this maximum, the zoning lot could contain up to 5,000 SF of community facility

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use with no more than 2,500 SF of commercial use and no more than 1,875 SF of residential use.

- With regard to the Floor Area and FAR values indicated, note that there are other zoning regulations, e.g. Open Space, Yard and Parking regulations, that will further limit the actual amount of Floor Area that potentially can be developed. With regard to the limitations imposed by the parking requirement(s), also note that that the parking requirements vary based upon the specific use and, not only by floor area but, sometimes by number of the occupants or the number of dwelling units to be developed depending on the specific type of use to be developed. It is therefore very unlikely that the maximum development of 27,800 SF could be achievable under any condition except if the existing funeral home use was abandoned and no Residential development was proposed.

We thank you for your time and please let us know if you require any additional information

Respectfully Submitted,


Eric Palatnik, Esq.

PROPOSED ACTIONS:

1. Zoning Map Amendment
 - a. From M1-1 to R6A: Block 645, Lots 15, 17, 19, 20, 22, 23, 24, 25, 28, 30, 31, 126, 127, and p/o 131; and
 - b. From M1-1 to R6A/C1-3: Block 645, Lots 32, 33, 34, 35, 36, 37, 38, 40, 42, 44, 45, 46, 47 and p/o 131; and
2. Zoning Text Amendment – to establish an MIH Area coterminous with the Rezoning Area. Option 2 has been chosen under the MIH Text Amendment provisions applicable to the Proposed Actions.

PROPOSED DEVELOPMENT:

1. Proposed 7 story cellar and sub-cellar mixed use development;
2. Parking at sub-cellar, cellar and first floor;
3. 3 commercial storefronts at first floor and residential units above.
4. Floor Area:
 - a. Total = 56,139 square feet (95,065 sf gross);
 - b. Residential = 53,493.85 square feet;
 - c. Commercial = 2,645.15 square feet ground floor retail;
5. Height:
 - a. 7 stories at 75 feet total;
 - b. 65 foot base height
6. Dwelling units = 57
 - a. Studio – 10
 - b. 1 BR = 25
 - c. 2 BR = 17
 - d. 3 BR = 5
 - e. Total = 57 apartments
7. Parking = 80 spaces proposed (50% of market rate – depends on option that is done – waived for commercial);
8. Loading Berths = none required
9. Affordability:
 - a. Option 1 would result in 15 affordable units and Option 2 will result in 18 affordable units;
10. Household Incomes (within half mile from Site):

Household Income 2018	LIC/Astoria	0.25 Mile	0.5 Mile
< \$15,000	12.4%	12.5%	9.1%
\$15,000 - \$24,999	8.7%	9.6%	8.6%
\$25,000 - \$34,999	8.2%	10.3%	8.8%
\$35,000 - \$49,999	10.8%	12.5%	12.6%
\$50,000 - \$74,999	16.1%	14.3%	19.4%
\$75,000 - \$99,999	12.4%	15.1%	14.2%
\$100,000 - \$149,999	16.6%	15.7%	16.3%
\$150,000 - \$199,999	7.0%	8.1%	5.9%
\$200,000 +	7.8%	5.9%	5.1%

38TH Street Rezoning – Fact Sheet

11. Median Average Household Incomes

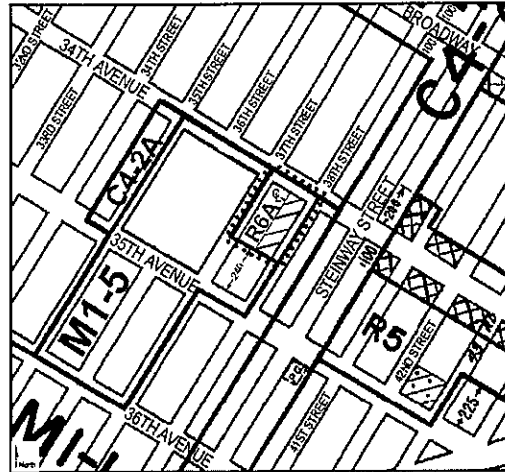
Median/Avg HH Income	LIC/Astoria	0.25 Mile	0.5 Mile
Median Household Income	\$63,283	\$57,092	\$61,633
Average Household Income	\$90,977	\$81,938	\$81,799

12. Income Limits by Household Size:

Income Limits by Household Size - NYC/Queens			
Persons	60%	80%	100%
1	43,860.00	58,480.00	73,100.00
2	50,100.00	66,800.00	83,500.00
3	56,340.00	75,120.00	93,900.00
4	62,580.00	83,440.00	104,300.00
5	67,620.00	90,160.00	112,700.00
6	72,600.00	96,800.00	121,000.00
7	77,640.00	103,520.00	129,400.00
8	82,620.00	110,160.00	137,700.00

Existing

Proposed



COMPARISON OF EXISTING AND PROPOSED ZONING DISTRICTS:

Existing:

MI	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	3.0	2.0	5.0	10.0
Required Accessory Parking PRC-B		1 per 300 sf			None	
Permitted Sign Regulations (Surface Area)			6 X street frontage			

38TH Street Rezoning – Fact Sheet

Proposed:

Medium-Density Contextual Residence District

R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner max.	Other Lot max.	max.	min.-max. (w/CGF)	max. (w/CGF)	max. (w/CGF)		Basic min.	IRHU
Basic Inclusionary	1,700 sf	18 ft	30 ft	100%	65%	3.00 3.60	40-60 (65) ft 40-65 ft	70 (75) ft 80 (85) ft	n/a (7) 8	680	50% of DU	25% of IRHU

Local Retail and Local Service District

C1 and C2 Overlays	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0									
Commercial FAR within R6 - R10	All districts have a commercial FAR of 2.0									
Depth of Overlay District (in feet)	200			150				100		
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf		None	



34-18 38th Street
Queens New York

ULURP: C180036 ZMQ / N180037 ZRQ

34-18 38th St, Long Island City, NY 11101



Architecture Interior design
Consultant Expediting
Code Building Dept.
Gerald J. Caliendo, R. A. P. C.
138-72 Queens Blvd
Briarwood N.Y. 11435
Tel: 7182689098 Fax: 7182689097

PROPOSED ACTIONS:

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 - e. Total = 57 apartments
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\$50,000 - \$74,999	16.1%	14.3%	19.4%
\$75,000 - \$99,999	12.4%	13.1%	14.2%
\$100,000 - \$149,999	16.6%	13.7%	16.3%
\$150,000 - \$199,999	7.0%	8.1%	5.9%
\$200,000 –	7.8%	5.9%	5.1%

11. Median Average Household Incomes

Median/Avg HH Income	LIC/Astoria	0.25 Mile	0.5 Mile
Median Household Income	\$63,285	\$57,092	\$61,633
Average Household Income	\$90,977	\$81,958	\$81,799

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Income Limits by Household Size - NYC/Queens			
Persons	60%	80%	100%
1	43,860.00	58,480.00	73,100.00
2	50,100.00	66,800.00	83,500.00
3	56,340.00	75,120.00	93,900.00
4	62,580.00	83,440.00	104,300.00
5	67,620.00	90,160.00	112,700.00
6	72,600.00	96,800.00	121,000.00
7	77,640.00	103,520.00	129,400.00
8	82,620.00	110,160.00	137,700.00

Proposed:

Medium-Density Contextual Residence District												
R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage Corner	Other Lot	FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking Basic	IRHU
Basic Inclusionary	1,700 sf	18 ft	30 ft	100%	65%	3.00	40-60 (65) ft	70 (75) ft	n/a (7)	680	50% of Du	25% of IRHU

Local Retail and Local Service District											
C1 and C2 Overlays	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5	
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0										
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Depth of Overlay District (in feet)	200		150				100				
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf		None		

Existing

Proposed



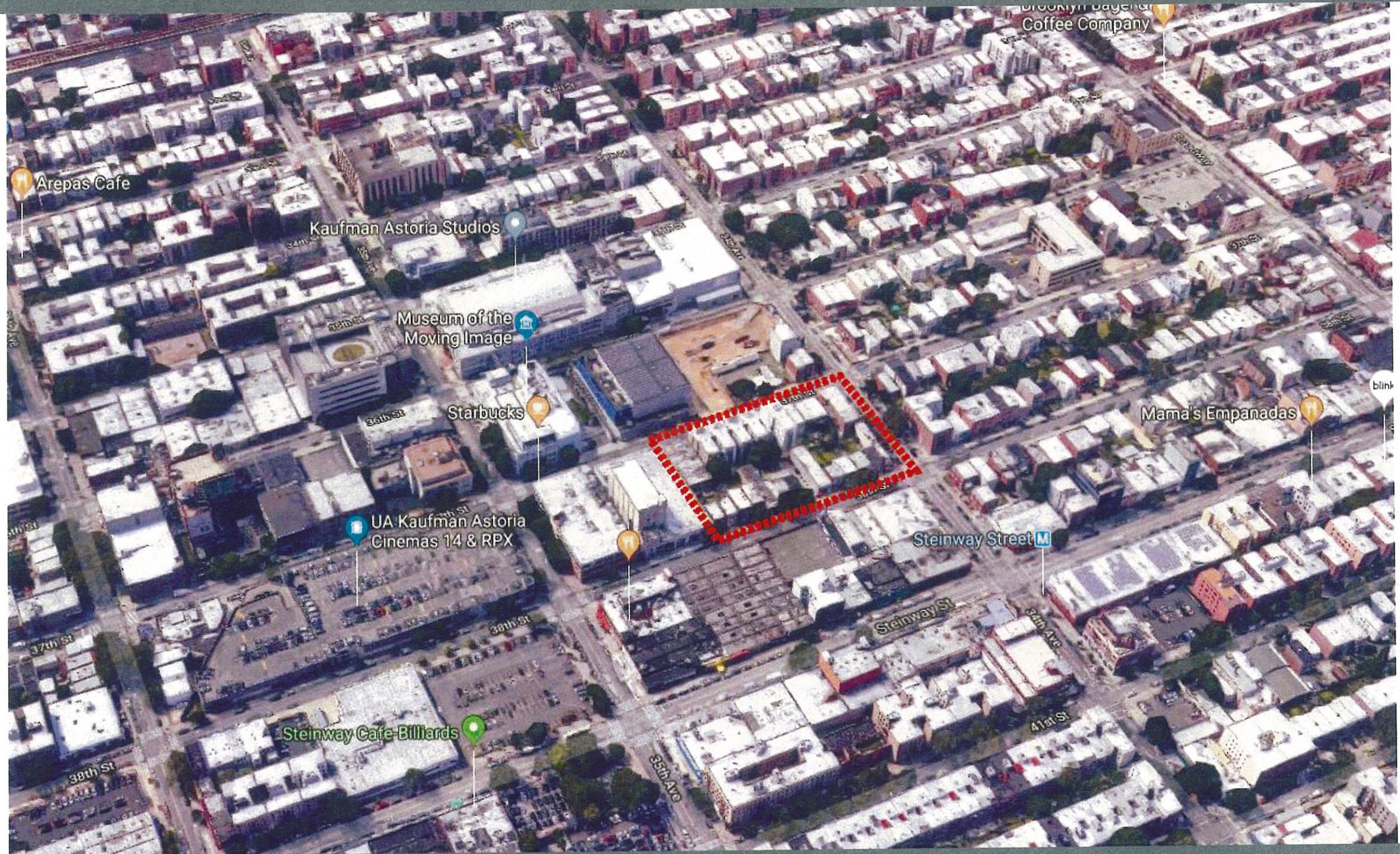
COMPARISON OF EXISTING AND PROPOSED ZONING DISTRICTS:

Existing:

M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	3.0	2.0	3.0	12.0
Required Accessory Parking PRC-B		1 per 300 sf			None	
Permitted Sign Regulations (Article 476)			60' street frontage			



MAPS



38th Street Rezoning, Queens



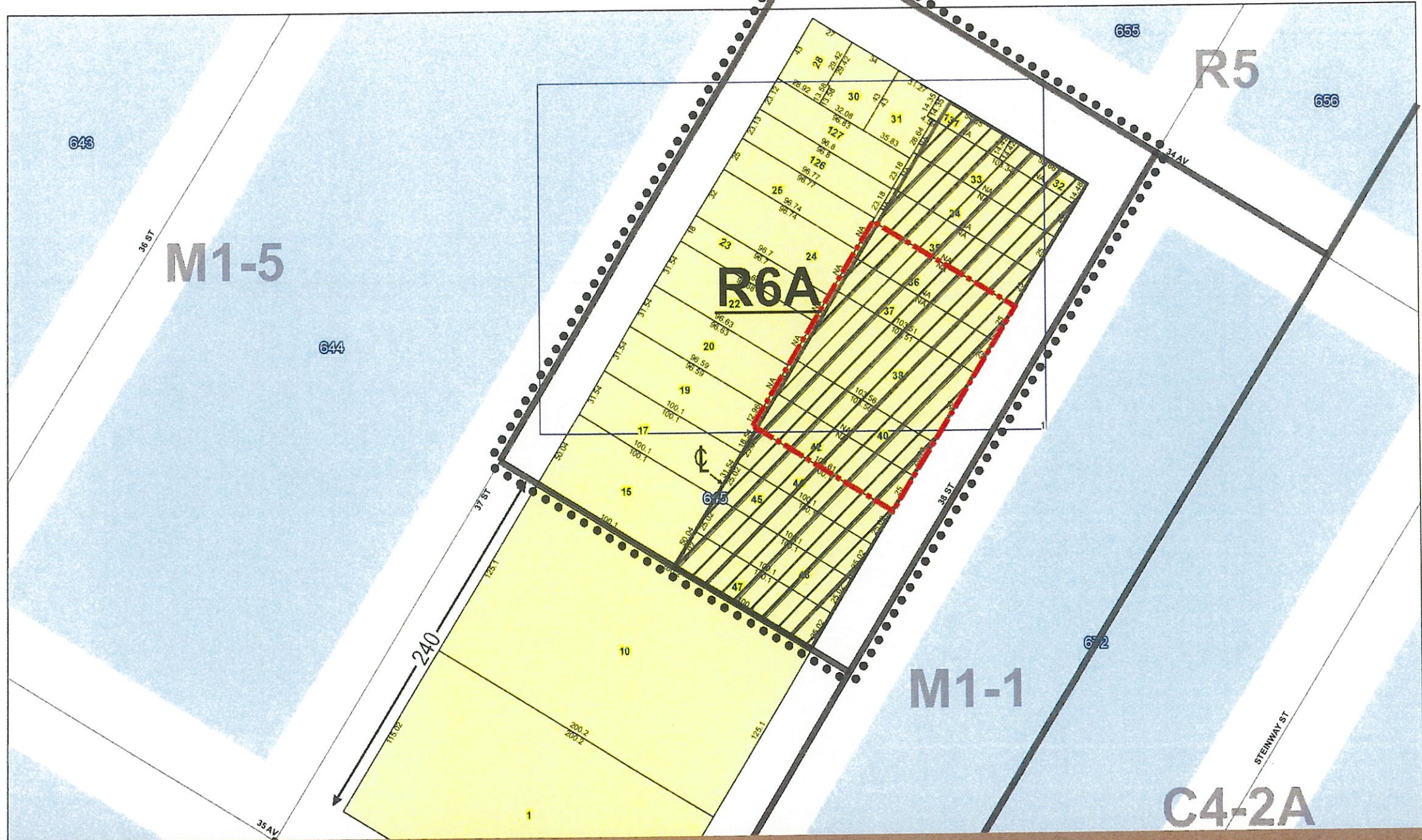
NYC Digital Tax Map

Effective Date : 12-07-2008 12:10:39
 End Date : Current
 Queens Block: 645

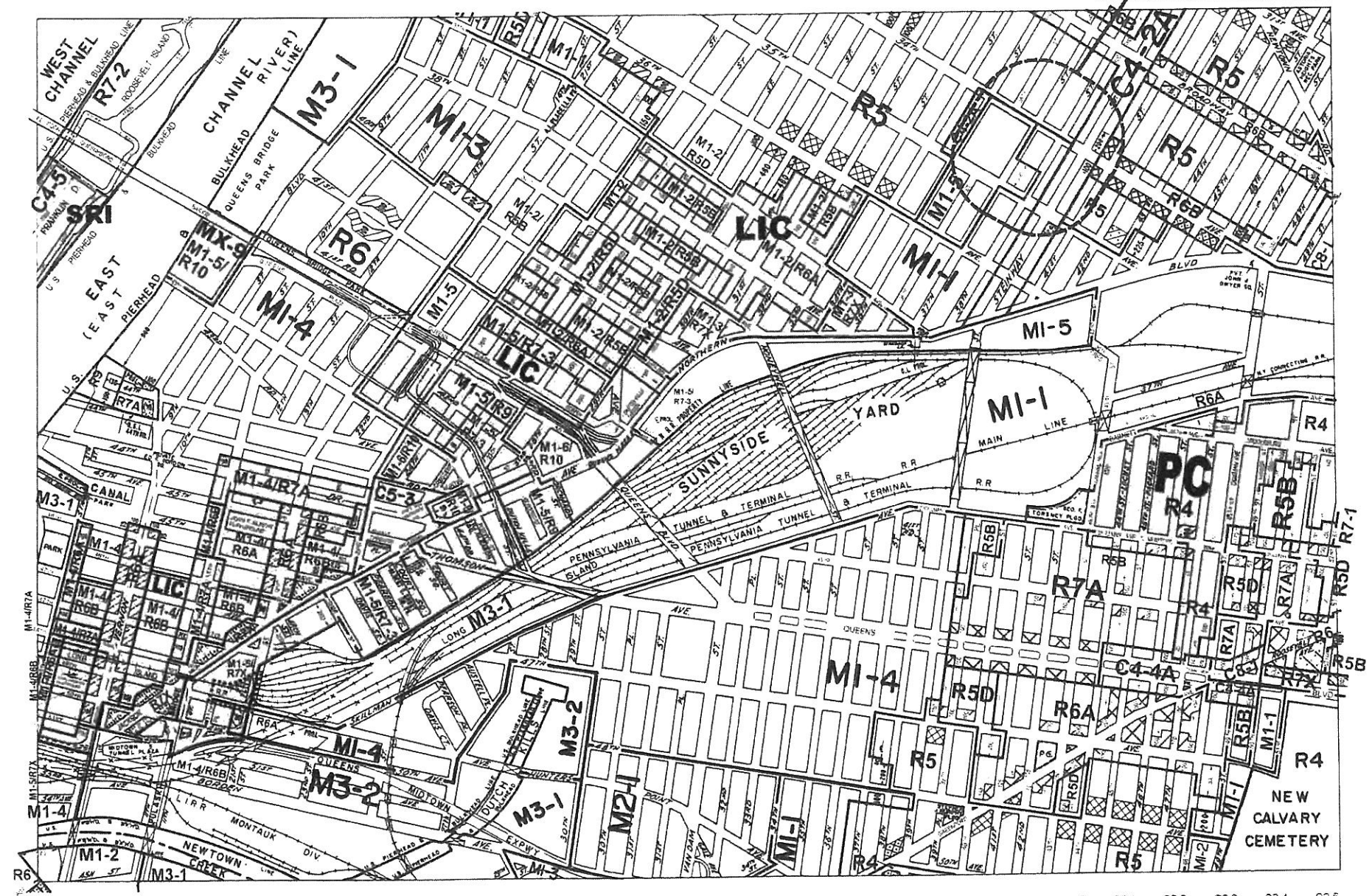


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- Proposed C1-3 Commercial Overlay
- M1-2 Existing Zoning District
- R6A** Proposed Zoning District



Proposed Project Area



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

R C M

Effective Date(s) of Rezoning:

Special Requirements:

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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ZONING MAP 9b

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Clerk at 212-720-3291.

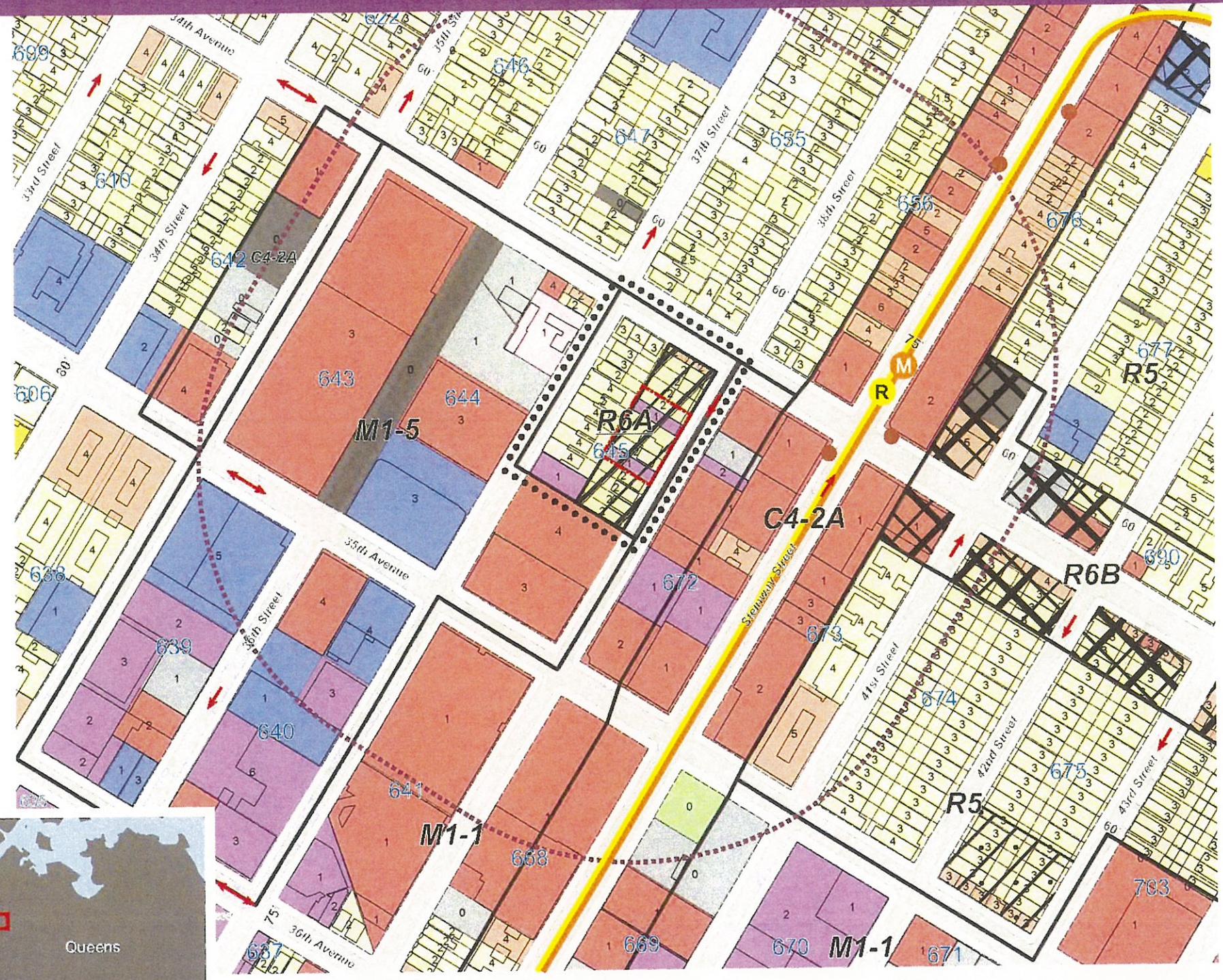
Development Site
 Project Area
 Zoning Districts

Existing Commercial Overlays
 C1-4
 C2-1

Proposed Commercial Overlay
 C1-3

Subway Entries
 5037 Block Numbers
 Property Lines
 5 Number of Floors

Land Uses
 One & Two Family Residential Buildings
 Multi-Family Residential Buildings
 Mixed Residential & Commercial Buildings
 Commercial/Office Buildings
 Industrial/Manufacturing
 Transportation/Utility
 Public Facilities & Institutions
 Open Space
 Parking Facilities
 Vacant Land



**38th Street Rezoning
Community District 1, Queens
10/4/18
Zoning Map 9b**

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Queens

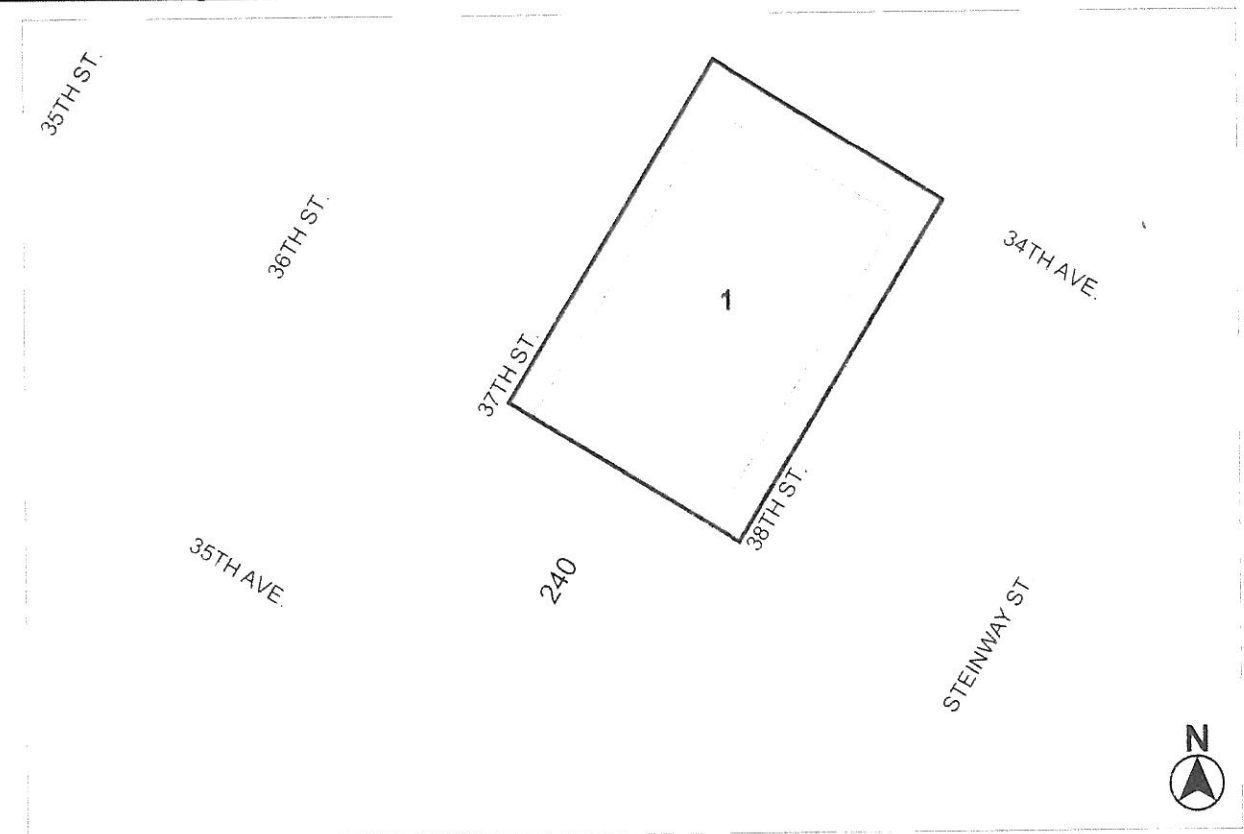
* * *


Queens Community District 1

In the C4-4D, R6A, R7A, R7-3 and R6B Districts within the areas shown on the following Maps 1, 2, and 3:

* * *

Map 3 - [date of adoption]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

* * *

38th Street Rezoning, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (M1-1)		Proposed Zoning R6A (MIH) (Under MIH Zoning)		Proposed Zoning R6A/C1-3 (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R6A (MIH)	ZR Section #	R6A/C1-3 (MIH)
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	22-10 /32-10	1, 2, 3, 4, 5, 6,
Maximum FAR (Total)						
Residential	n/a	n/a	23-154*	3.6	23-154*	3.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	3.9	23-155	3.9
Community Facility	43-122	2.4	24-11	3	33-121	3
Commercial	43-12	1	n/a	n/a	33-121	2
Commercial and Community Facility	43-12	2.4	n/a	n/a	33-121	3
Manufacturing	43-12	1	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462	None or 8'	33-25 -> 23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'	23-47/33-26	30', 20' (Commercial)
Max. Interior Lot Coverage	n/a	n/a	23-153	65%	35-23 -> 23-153	65%
Maximum Lot Coverage	n/a	n/a	23-153	100% (Corner)	35-23 -> 23-153	100% (Corner)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-662	40'	34-22 ->35-65 ->35-652 ->23-66	40'
Maximum Base Height	43-43	30'/2-Stories	23-664*	65'	34-22 ->35-65 ->35-652 ->23-66	65'
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	85'/8-Stories	34-22 ->35-65 ->35-652 ->23-66	85'/8-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664*	65'	34-22 ->35-65 ->35-652 ->23-66	65'
Sky Exposure Plane	43-43	1:1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'	34-22 ->35-65 ->35-652 ->23-66	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'	34-22 ->35-65 ->35-652 ->23-66	10'
DENSITY						
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22/35-22	680 sf/DU
PARKING						
Residential	n/a	n/a	25-23	50%	36-33 -> 25-23	50%
Commercial	44-20	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	25%**	36-33 -> 12-10/25-251	25%**
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	10%**	36-33 -> 12-10/25-252	10%**
Government Assisted Parking	n/a	n/a	12-10/25-253	35% **	36-33 -> 12-10/25-253	35%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-70	By Use

the Inclusionary Housing Program

**None in Transit Zone

Land Use, Conformance and Compliance Table

November, 2018

38th Street Rezoning													
Block	Lot	Zoning District	Existing Land Use	Permitted			FAR			Zoning District	Proposed Land Use	Permitted	
				Conformance	FAR	Built FAR	Compliance	Conformance	FAR			Compliance	
Existing Conditions						Proposed Conditions							
Applicant's Property													
645	36	M1-1	Residential	No	1.00	0.52	Yes	R6A/C1-3	Mixed-use (residential-commercial)	Yes	3.60	Yes	
645	37	M1-1	Industrial/Manufacturing	Yes	1.00	0.97	Yes	R6A/C1-3	Mixed-use (residential-commercial)	Yes	3.60	Yes	
645	38	M1-1	Residential	No	1.00	0.45	Yes	R6A/C1-3	Mixed-use (residential-commercial)	Yes	3.60	Yes	
645	40	M1-1	Residential	No	1.00	0.80	Yes	R6A/C1-3	Mixed-use (residential-commercial)	Yes	3.60	Yes	
645	42	M1-1	Industrial/Manufacturing	Yes	1.00	1.00	Yes	R6A/C1-3	Mixed-use (residential-commercial)	Yes	3.60	Yes	
Other Properties													
645	15	M1-1	Industrial/Manufacturing	Yes	1.00	1.00	Yes	R6A	Industrial/Manufacturing	No	3.60	Yes	
645	17	M1-1	Residential	No	1.00	2.86	No	R6A	Residential	Yes	3.60	Yes	
645	19	M1-1	Residential	No	1.00	2.90	No	R6A	Residential	Yes	3.60	Yes	
645	20	M1-1	Residential	No	1.00	2.96	No	R6A	Residential	Yes	3.60	Yes	
645	22	M1-1	Residential	No	1.00	2.96	No	R6A	Residential	Yes	3.60	Yes	
645	23	M1-1	Residential	No	1.00	1.01	No	R6A	Residential	Yes	3.60	Yes	
645	24	M1-1	Residential	No	1.00	3.10	No	R6A	Residential	Yes	3.60	Yes	
645	25	M1-1	Residential	No	1.00	0.91	Yes	R6A	Residential	Yes	3.60	Yes	
645	28	M1-1	Residential	No	1.00	2.20	No	R6A	Residential	Yes	3.60	Yes	
645	30	M1-1	Residential	No	1.00	1.96	No	R6A	Residential	Yes	3.60	Yes	
645	31	M1-1	Residential	No	1.00	1.94	No	R6A	Residential	Yes	3.60	Yes	
645	32	M1-1	Residential	No	1.00	1.88	No	R6A/C1-3	Residential	Yes	3.60	Yes	
645	33	M1-1	Residential	No	1.00	1.06	No	R6A/C1-3	Residential	Yes	3.60	Yes	
645	34	M1-1	Residential	No	1.00	0.73	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	35	M1-1	Residential	No	1.00	0.74	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	44	M1-1	Residential	No	1.00	0.84	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	45	M1-1	Residential	No	1.00	0.84	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	46	M1-1	Residential	No	1.00	0.66	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	47	M1-1	Residential	No	1.00	0.66	Yes	R6A/C1-3	Residential	Yes	3.60	Yes	
645	126	M1-1	Residential	No	1.00	1.01	No	R6A	Residential	Yes	3.60	Yes	
645	127	M1-1	Residential	No	1.00	1.01	No	R6A	Residential	Yes	3.60	Yes	
645	131	M1-1	Residential	No	1.00	1.84	No	R6A/C1-3	Residential	Yes	3.60	Yes	
Total # of Lots*		27	% of Conformance**		22%	% Compliant		48%	% of Conformance**		96%	% Compliant	100%

* All Properties including development site

** Calculated vacant lots as in conformance and compliance



PHOTOGRAPHS



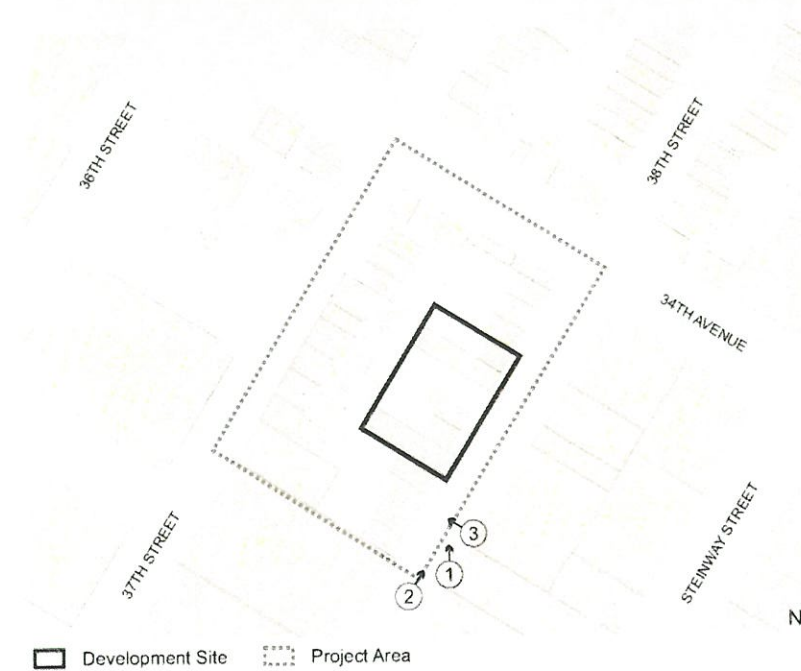
1. View of the Project Area facing north from 38th Street.



2. View of 38th Street facing northeast (Project Area at left).



3. View of the Project Area facing northwest from 38th Street.



Development Site Project Area



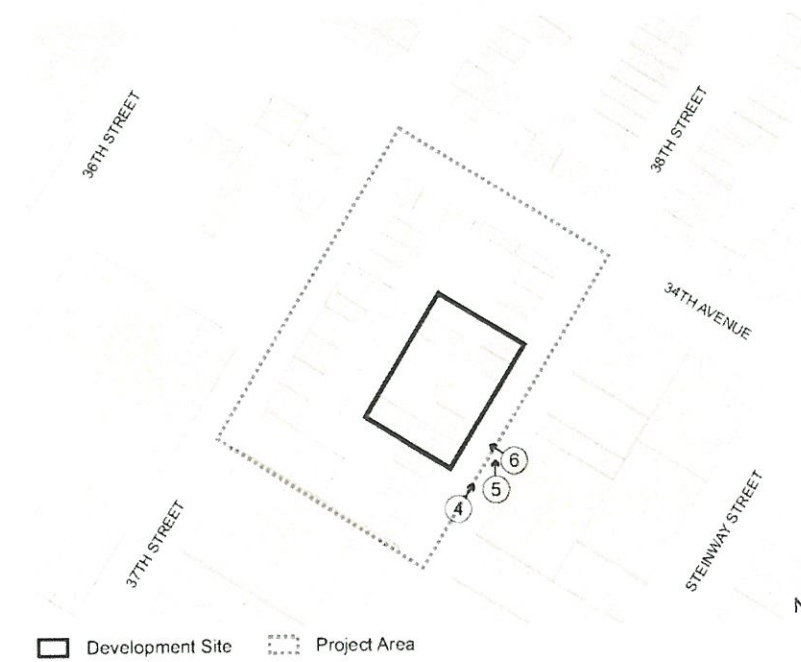
4. View of 38th Street facing northeast (Development Site at left).



5. View of the Development Site facing north from 38th Street.



6. View of the Development Site facing northwest from 38th Street.





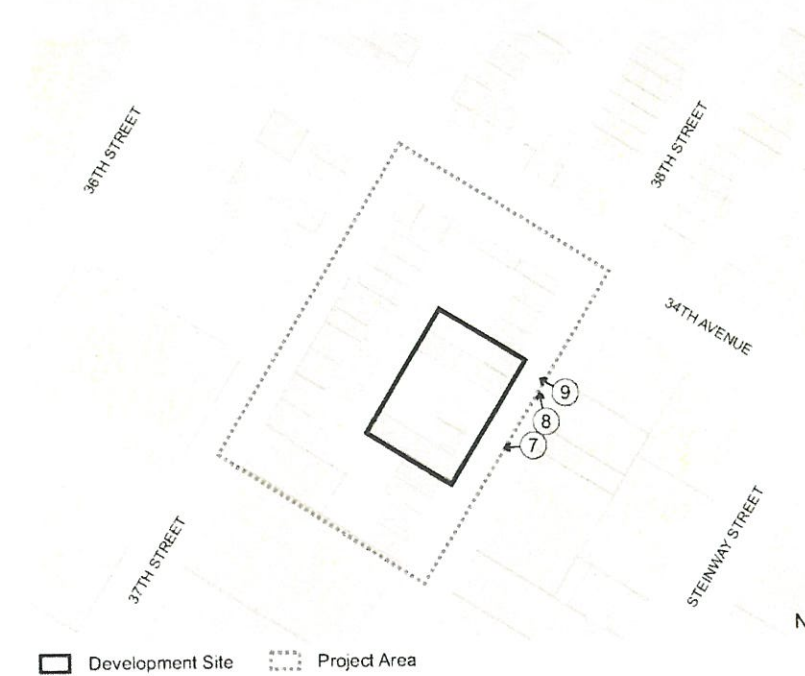
7. View of the Development Site facing west from 38th Street.



8. View of the Development Site facing north from 38th Street.



9. View of the Development Site facing northwest from 38th Street.



Development Site
 Project Area



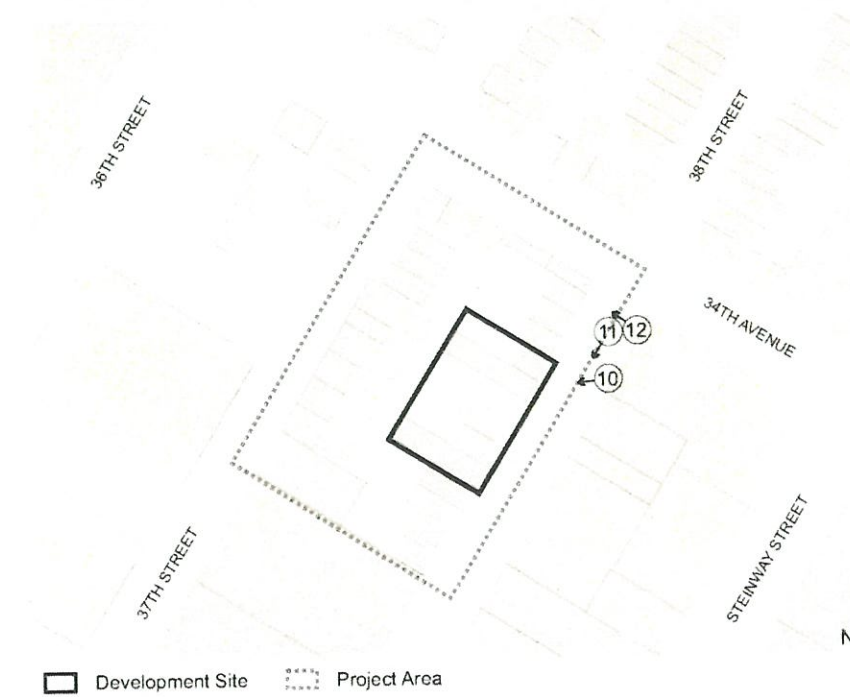
10. View of the Development Site facing west from 38th Street.



11. View of 38th Street facing southwest (Development Site at right).



12. View of the Project Area facing northwest from 38th Street.



Development Site
 Project Area



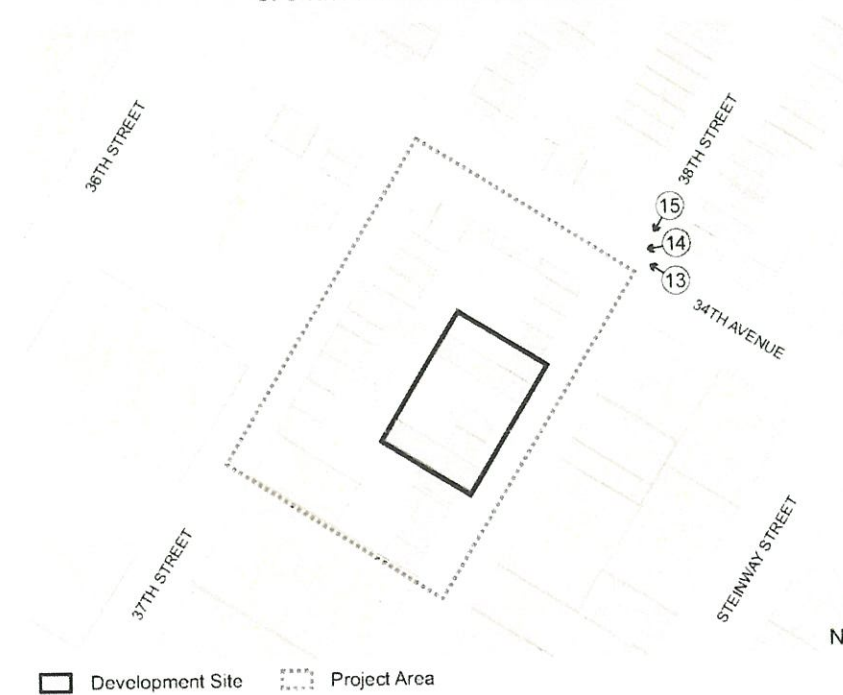
13. View of 34th Avenue facing northwest from 38th Street (Project Area at left).



14. View of the Project Area facing west from the intersection of 34th Avenue and 38th Street.



15. View of 38th Street facing southwest from 34th Avenue (Project Area at right).



Development Site
 Project Area



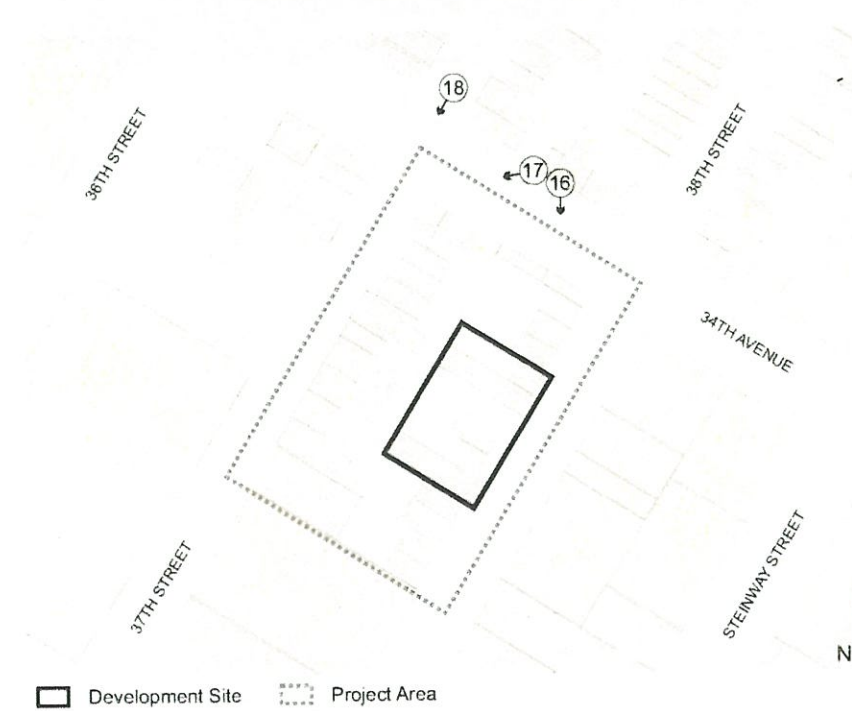
16. View of the Project Area facing south from 34th Avenue.



17. View of the Project Area facing west from 34th Avenue.



18. View of 37th Street facing southwest from 34th Avenue (Project Area at left).



Development Site Project Area



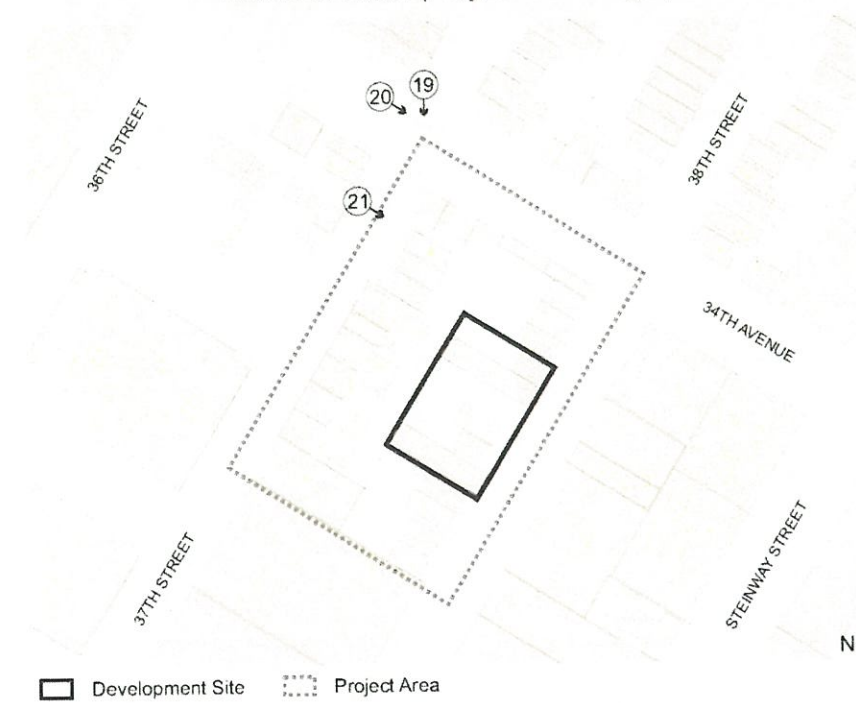
19. View of the Project Area facing south from the intersection of 34th Avenue and 37th Street.



20. View of 34th Avenue facing southeast from 37th Street (Project Area at right).



21. View of the Project Area facing southeast from 37th Avenue.





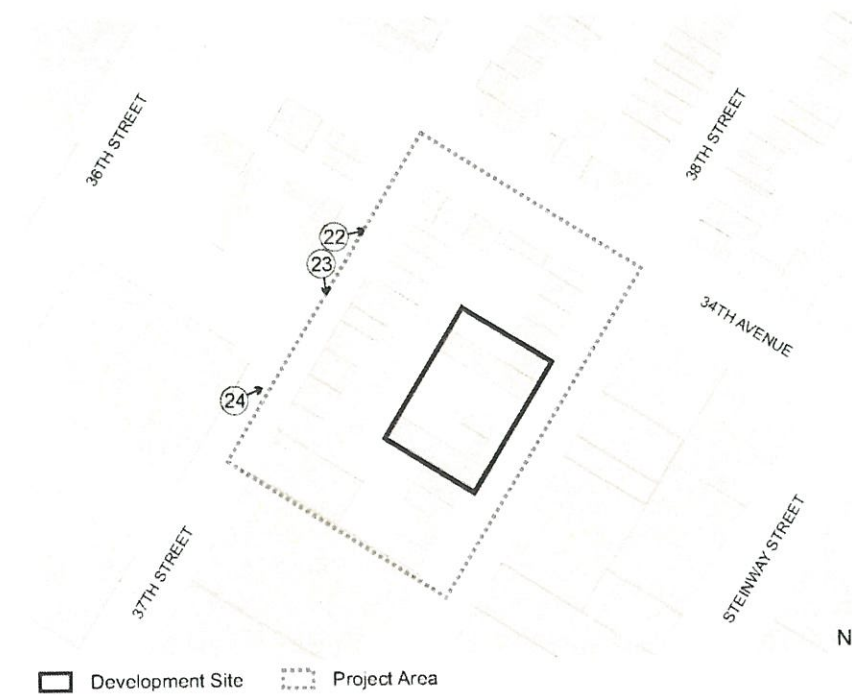
22. View of the Project Area facing east from 37th Street.



23. View of the Project Area facing south from 37th Street.



24. View of the Project Area facing northeast from 37th Street.



Development Site
 Project Area



25. View of the Project Area facing northeast from 37th Street.



26. View of 37th Street facing northeast (Project Area at right).



27. View of the sidewalk along the southeast side of 37th Street facing northeast (Project Area at right).



□ Development Site ▭ Project Area



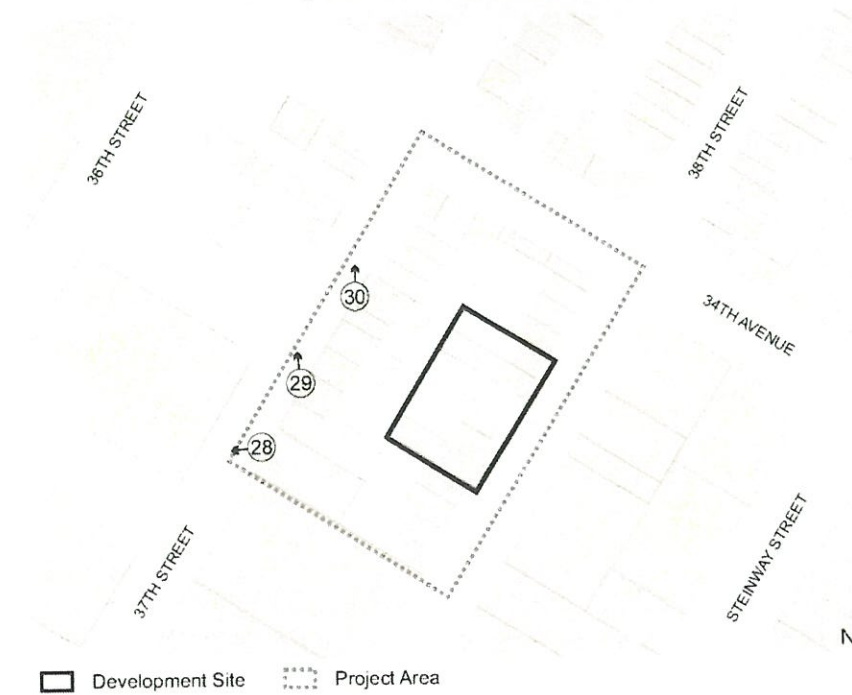
28. View of the northwest side of 37th Street facing west from the Project Area.



29. View of the northwest side of 37th Street facing north from the Project Area.



30. View of the northwest side of 37th Street facing north from the Project Area.





AMI AFFORDABLE
OPTIONS 1 & 2



**Affordable Housing Summary - 25% at 60% AMI Affordable Option
34 -20/22/24 38th Street**

Unit Size	Number of Units	Income Target	Monthly Rent	Household Size	Max Income	Annual Income
Studio	7	Market	\$ 1,748	n/a	n/a	\$ 146,790
1 Bedroom	18	Market	\$ 2,539	n/a	n/a	\$ 548,370
2 Bedroom	13	Market	\$ 3,653	n/a	n/a	\$ 569,790
3 Bedroom	4	Market	\$ 4,541	n/a	n/a	\$ 217,980
Studio	1	40% AMI	\$ 731	1	\$ 32,661	\$ 8,772
1 Bedroom	4	40% AMI	\$ 783	1	\$ 32,661	\$ 37,584
				2	\$ 47,595	
2 Bedroom	1	40% AMI	\$ 939	2	\$ 47,595	
				3	\$ 53,523	\$ 11,268
				4	\$ 59,451	
3 Bedroom	0	40% AMI	\$ 1,085	3	\$ 53,523	
				4	\$ 59,451	\$
				5	\$ 53,523	
				6	\$ 59,451	
Studio	1	60% AMI	\$ 1,095	1	\$ 58,480	\$ 13,140
1 Bedroom	0	60% AMI	\$ 1,174	1	\$ 58,480	\$
				2	\$ 66,800	
2 Bedroom	1	60% AMI	\$ 1,408	2	\$ 66,800	\$ 16,896
				3	\$ 75,120	
				4	\$ 83,440	
3 Bedroom	1	60% AMI	\$ 1,627	3	\$ 75,120	\$ 19,524
				4	\$ 83,440	
				5	\$ 90,160	
				6	\$ 96,800	
Studio	1	80% AMI	\$ 1,462	1	\$ 73,100	\$ 17,544
1 Bedroom	3	80% AMI	\$ 1,566	1	\$ 73,100	\$ 56,376
				2	\$ 83,500	
2 Bedroom	2	80% AMI	\$ 1,878	2	\$ 83,500	\$ 45,072
				3	\$ 93,900	
				4	\$ 104,300	
3 Bedroom	0	80% AMI	\$ 2,170	3	\$ 93,900	\$
				4	\$ 104,300	
				5	\$ 112,700	
				6	\$ 121,000	
Total	57					\$ 1,709,106

Distribution of SF:	Total	% of Total	Total Rent	Avg Rent
Market Rate	32,954	74.6%	\$ 1,482,930	\$ 2,942
Affordable	11,244	25.4%	\$ 226,176	\$ 1,257
Total Net Rentable SF	44,198	100.0%	\$ 1,709,106	\$ 2,499

Distribution of Total Units:	Total	% of Total
Market Rate	42	73.7%
Affordable Units	15	26.3%
Total Net Rentable SF	57	100.0%

Average Unit & Rent Summary											
AMI	# of Units	% of Units	AMI %	Studio	1BR	# of Units	2BR	# of Units	3BR	# of Units	
Market Rent	42	74%	N/A	\$1,748	7	\$2,539	18	\$3,653	13	\$4,541	4
40% AMI	6	11%	40%	\$731	1	\$783	4	\$939	1	\$1,085	0
60% AMI	3	5%	60%	\$1,095	1	\$1,174	0	\$1,408	1	\$1,627	1
80% AMI	6	11%	80%	\$1,462	1	\$1,566	3	\$1,878	2	\$2,170	0
Total	57	100%			10		25		17	5	



Affordable Housing Summary 30% at 80% AMI Affordable Option
34 20-22/24 38th Street

Unit Size	Number of Units	Income Target	Monthly Rent	Household Size	Max Income	Annual Income
Studio	7	Market	\$ 1,748	n/a	n/a	\$ 146,790
1 Bedroom	17	Market	\$ 2,539	n/a	n/a	\$ 517,905
2 Bedroom	12	Market	\$ 3,653	n/a	n/a	\$ 525,960
3 Bedroom	3	Market	\$ 4,541	n/a	n/a	\$ 163,485
Studio	1	60% AMI	\$ 1,095	1	\$ 32,661	\$ 13,140
1 Bedroom	3	60% AMI	\$ 1,174	1	\$ 32,661	\$ 42,264
				2	\$ 47,595	
2 Bedroom	1	60% AMI	\$ 1,408	2	\$ 47,595	\$ 16,896
				5	\$ 53,523	
				4	\$ 59,451	
3 Bedroom	1	60% AMI	\$ 1,627	3	\$ 53,523	\$ 19,524
				4	\$ 59,451	
				5	\$ 53,523	
				6	\$ 59,451	
Studio	1	80% AMI	\$ 1,462	1	\$ 58,480	\$ 17,544
1 Bedroom	2	80% AMI	\$ 1,566	1	\$ 58,480	\$ 37,584
				2	\$ 66,800	
2 Bedroom	2	80% AMI	\$ 1,878	2	\$ 66,800	\$ 45,072
				3	\$ 75,120	
				4	\$ 83,440	
				5	\$ 90,160	
3 Bedroom	1	80% AMI	\$ 2,170	3	\$ 75,120	\$ 26,040
				4	\$ 83,440	
				5	\$ 90,160	
				6	\$ 96,800	
Studio	1	100% AMI	\$ 1,826	1	\$ 73,100	\$ 21,912
1 Bedroom	3	100% AMI	\$ 1,955	1	\$ 73,100	\$ 70,380
				2	\$ 83,500	
2 Bedroom	2	100% AMI	\$ 2,346	2	\$ 83,500	\$ 56,304
				3	\$ 93,900	
				4	\$ 104,300	
3 Bedroom	0	100% AMI	\$ 2,711	3	\$ 93,900	\$
				4	\$ 104,300	
				5	\$ 112,700	
				6	\$ 121,000	
Total	57					\$ 1,720,800

\$ 1,852

Distribution of SF:	Total	% of Total	Total Rent	Avg Rent
Market Rate	30,092	68.1%	\$ 1,354,140	\$ 2,893
Affordable	14,106	31.9%	\$ 566,660	\$ 1,698
Total Net Rentable SF	44,198	100.0%	\$ 1,720,800	\$ 2,516

Distribution of Total Units:	Total	% of Total
Market Rate	39	68.4%
Affordable Units	18	31.6%
Total Net Rentable SF	57	100.0%

Average Unit & Rent Summary											
AMI	# of Units	% of Units	AMI %	Studio	1BR	2BR	3BR	# of Units	# of Units	# of Units	# of Units
Market Rent	39	68%	N/A	\$1,748	7	\$2,539	17	\$3,653	12	\$4,541	3
60% AMI	6	11%	60%	\$1,095	1	\$1,174	3	\$1,408	1	\$1,627	1
80% AMI	6	11%	80%	\$1,462	1	\$1,566	2	\$1,878	2	\$2,170	1
100% AMI	6	11%	100%	\$1,826	1	\$1,955	3	\$2,346	2	\$2,711	0
Total	57	100%			10		25		17		5

Average Affordable Rent Calculation			
AMI	# of Units	AMI %	Product
60% AMI	6	60%	3.6
80% AMI	6	80%	4.8
100% AMI	6	100%	6
Total	18		14.4
Average AMI%: Product/# of Units =			80.00%



34-18 38th Street
Queens New York

PLANS

4-18 38th St, Long Island City, NY 11101



Architecture Interior design
Consultant Expediting
Code Building Dept.
Gerald J. Caliendo, R. A. P. C.
138-72 Queens Blvd
Briarwood N.Y. 11435
Tel: 7182689098 Fax: 7182689097

34-18 38th St, Long Island City, NY 11101



Architecture Interior design
Consultant Expediting
Code Building Dept.
Gerald J. Callendo, R. A. P. C.
138-72 Queens Blvd
Briarwood N.Y. 11435
Tel: 7182689098 Fax: 7182689097





Model Text Model Text

Model Text Model Text

10 GEORGIA SOUTH ST.

Model Text



34-18 38th St. Long Island City, NY 11101



Architecture
Consultant
Code
Gerald J. Caliendo, R. A. P. C.
138-72 Queens Blvd
Briarwood N.Y. 11435
Tel: 7182689098 Fax: 7182689097

Interior design
Expediting
Building Dept.

ZONING CALCULATIONS

34-20/22/24 38TH STREET - LOTS 36, 37, 38, 40 & 42

ZONE: M-1 EXISTING PROPOSED: C1-3 / R6A MAP No. 8b

LOT AREA = 150.77 x 103.40 = 15,603 SF

FAR RES. (SECT 23-154 MIH) = BASE = 2.70 & MAX. = 3.60

FAR COMM (SECT. 33-121) = 2.0 COMM FAC. 3.00

LOT COV.: RES (SEC 23-952) = 65% - INTERIOR LOT

MAX ALLOW F.A.: RES - INCLUSIONARY HOUSING = 15,603 x 3.60 = 56,139 SF

MAX ALLOW F.A.: COMM. = 15,603 x 2.0 = 31,206 SF

MAX. LOT COV. (RES.) = 15,603 x .65 = 10,141.95 SF

PROPOSED F.A. :

1st FL COMMERCIAL =	2,645.15 SF
1st FL RESIDENTIAL =	1,494 SF
1st FL ACC. PARKING =	10,216 SF - NOT COUNTED TOWARDS F.A. AS PER 13-10 ZR
2nd fl. thru 6th RESIDENTIAL = 9,862 x 5 =	49,310.52 SF
7th FL RESIDENTIAL =	2,689.56 SF
TOTAL	56,139 SF

PROPOSED LOT COV.: 9,862 SF

DENSITY FACTOR FOR RES. (SECT 23-22) = 680

MAX No OF D.U's ALLOWED = 56,139 - 2645.15 / 680 = 78 D.U.'s.

PROPOSED No. OF D.U's: 2nd thru 6th fl. = 11 x 5 fls = 55 apts.

7th = 2 apts.

Total number of D.U's = 57 apts.

MIN. L.A. & LOT WIDTH (SECT. 23-52) = 1700 SF / 18'

REQD. SIDE YARD (SECT. 23-462c) - NONE REQ'D BUT IF PROVIDED MUST BE 8'-0" MIN.

REQD. REAR YARD (SECT. 23-47): RES. = 30'

PROP. REAR YARD = 30'-2"

MAX HT. OF FRONT WALL FOR RES (SECT 23-664):

MIN. BASE HT. = 40' REQ'D. SETBACK: NARROW ST. = 15'-0"

MAX. BASE HT. = 65' WIDE ST. = 10'-0"

MAX. BLDG. HT = 85'

PROP. BASE HEIGHT = 65 FT.

TOTAL BLDG. HT. = 75'

REQ'D PARKING (SEC 25-23) = RES. = 50% OF D.U's. = 38 apts x 50 % = 19 spaces

REQ'D PARKING (SEC 25-25) = RES AFFORDABLE UNITS (25% x 56,139 sf = 14,035 sf

14,035 sf = approximately = 18 units) IN TRANSIT ZONE = 0

REQ'D PARKING (SEC 36-21) = COMM - GEN RETAIL = 1 PER 400 SF = 2,689.54 / 400 = 7 spaces

WAIVER (SEC 36-23) = 7 req'd spaces < 15 = none req'd. for commercial use.

PROP. No OF PARKING SPACES = 20 spaces

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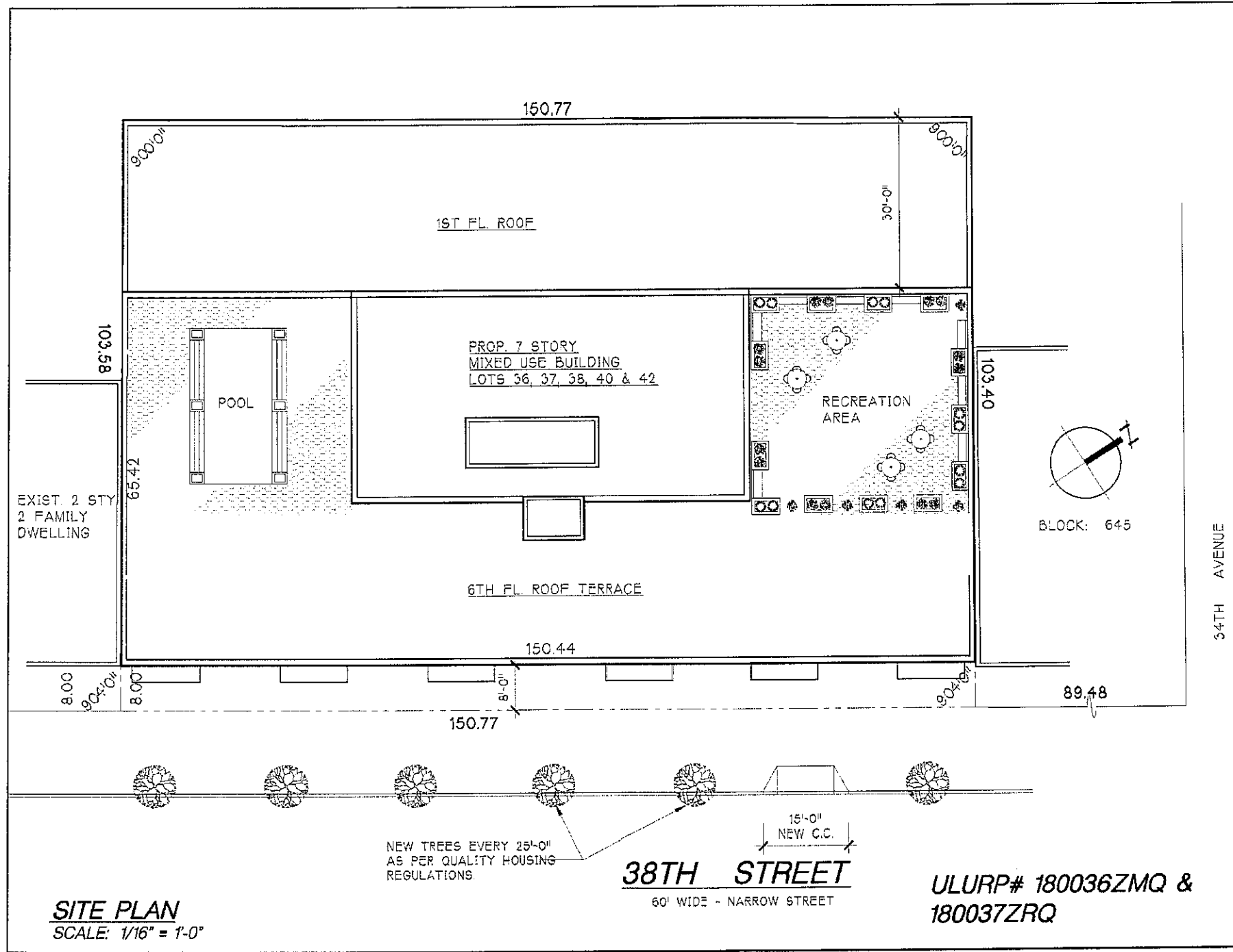


DRAWING TITLE: ZONING ANALYSIS FOR ILLUSTRATIVE PURPOSES
PREMISES: 34-20/22/24 38TH ST.
ASTORIA, QUEENS, NY

DRAWN BY: NMM
CHECKED BY: GJC
JOB No: 06104
SCALE: AS NOTED
DATE: REV. 3-14-19

DRAWING NO.: P-0

ULURP# 180036ZMQ & 180037ZRQ



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Gerald J. Caliendo, R.A., A.I.A.
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www.caliendarchitects.com

REGISTERED ARCHITECT
GERALD J. CALIENDO
20241
STATE OF NEW YORK

SEAL

DRAWING NO: **P-1**

DRAWING TITLE: SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY

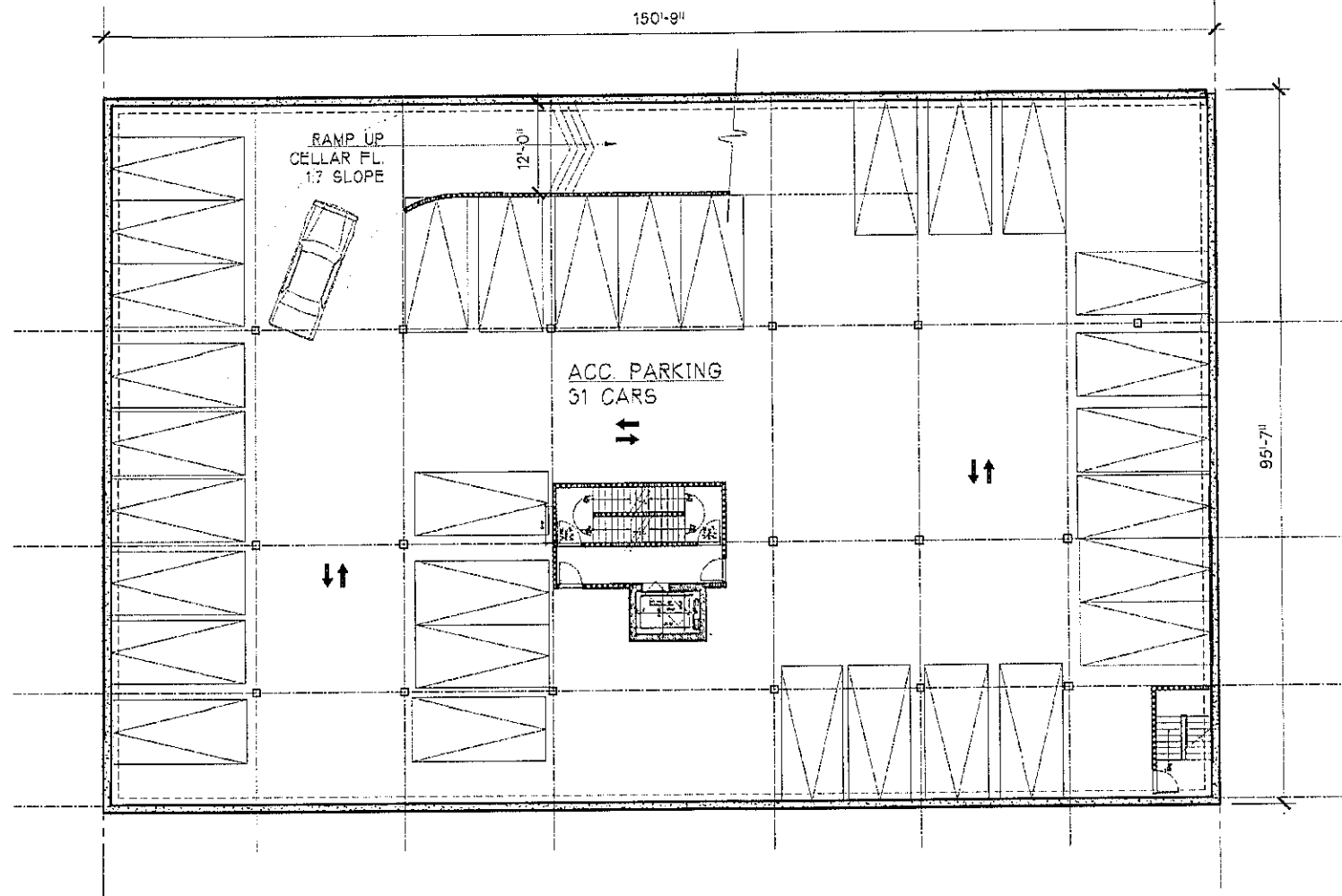
PROJ. NO: 34-10/12/20/22/24 38TH ST.

DATE: 3-14-19

SCALE: AS NOTED

REV. 3-14-19

ASTORIA, QUEENS, NY



SUBCELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"

**ULURP# 180036ZMQ &
180037ZRQ**

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DRAWING NO. P-2	DRAWN BY: NMM	DRAWING TITLE: SUB-CELLAR FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY
	CHECKED BY: GJC	PROJ. NO.: 34-10/12/20/22/24 38TH ST.
	JOB NO.: 06104	DATE: ASTORIA, QUEENS, NY
	SCALE: AS NOTED	
	DATE: REV 3-14-19	

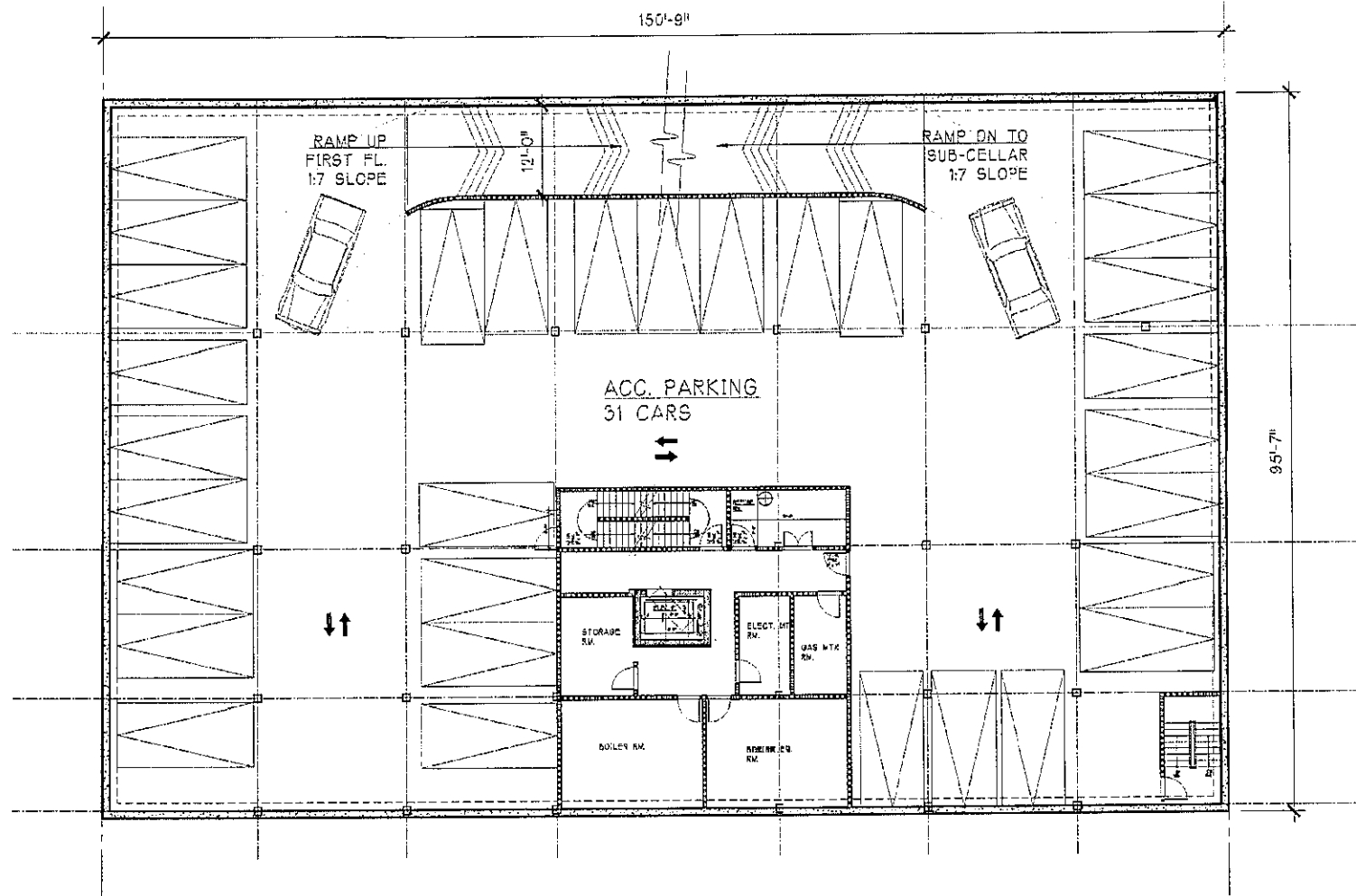
SEAL: REGISTERED ARCHITECT GERALD J. CALENDO ARCHITECT, P.C. STATE OF NEW YORK

Gerald J. Calendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Civil Consultant
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Inspector

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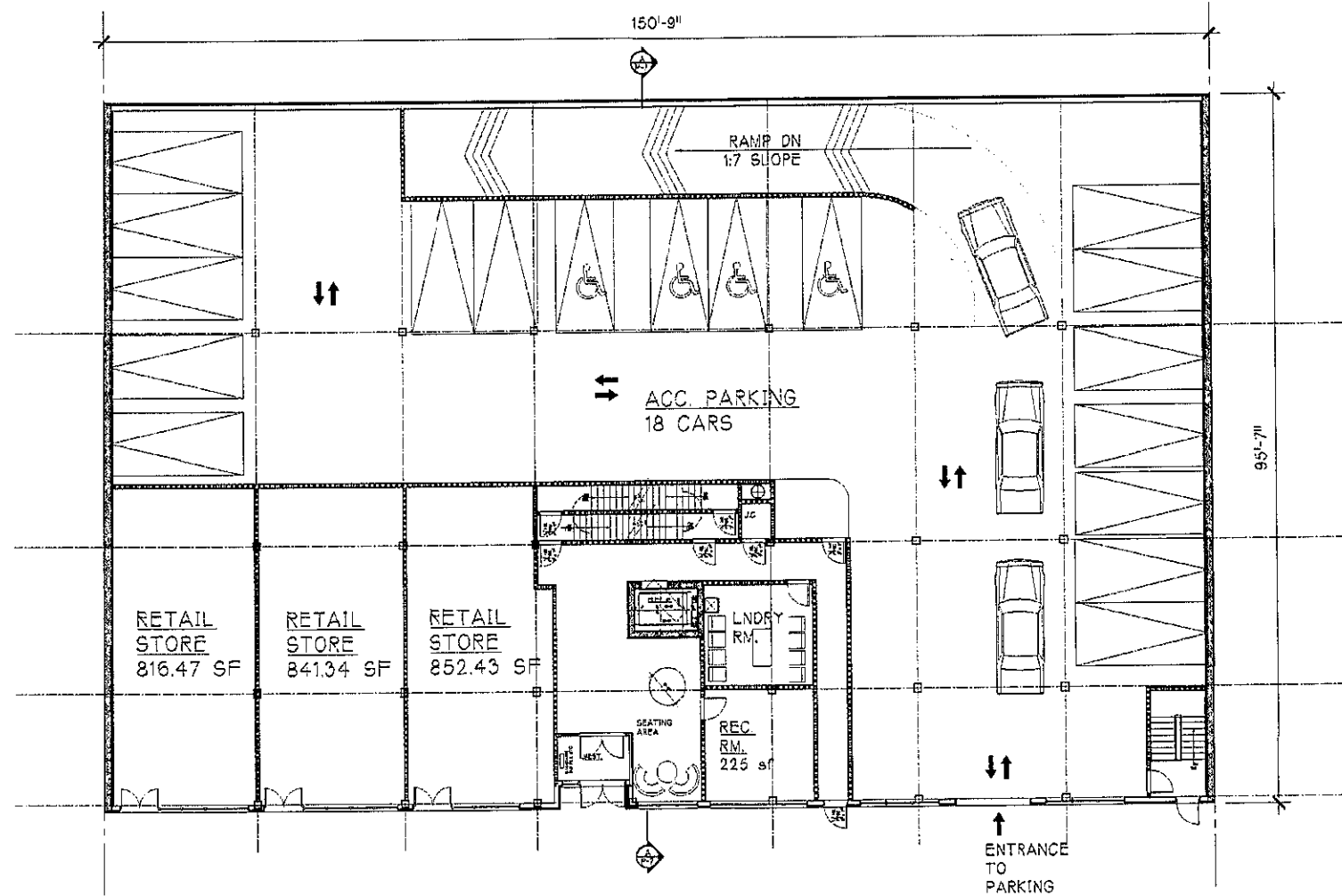


CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"

**ULURP# 180036ZMQ &
180037ZRQ**

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DRAWING NO	P-3		
	DRAWN BY: NMM	CHECKED BY: GJC	JOB No: 06104
DRAWING TITLE	CELLAR FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY		
DATE	REV. 3-14-19	PREPARED	34-10/12/20/22/24 38TH ST.
SCALE	AS NOTED	ADDRESS	ASTORIA, QUEENS, NY
<p>Gerald J. Calendo, R.A., A.I.A. Architect, P.C.</p> <p>Architecture Interior Design Cost Consultant Building Design Landscape</p> <p>138-73 Queens Boulevard Briarwood N.Y. 11435</p> <p>tel: (718) 265-9008 fax: (718) 265-9017 www.gcalendarchitects.com</p>			

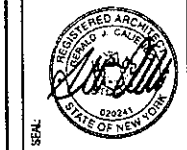


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ULURP# 180036ZMQ &
180037ZRQ

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DRAWING NO.	P-4				DRAWING TITLE	FIRST FLOOR PLAN			
						FOR ILLUSTRATIVE PURPOSES ONLY			
DRAWN BY:	NMM	CHECKED BY:	GJC	DATE:	34-10/12/20/22/24	PREPARED BY:	38TH ST.	PROJECT:	ASTORIA, QUEENS, NY
JOB NO.	06104	SCALE:	AS NOTED	REV.	3-14-19				

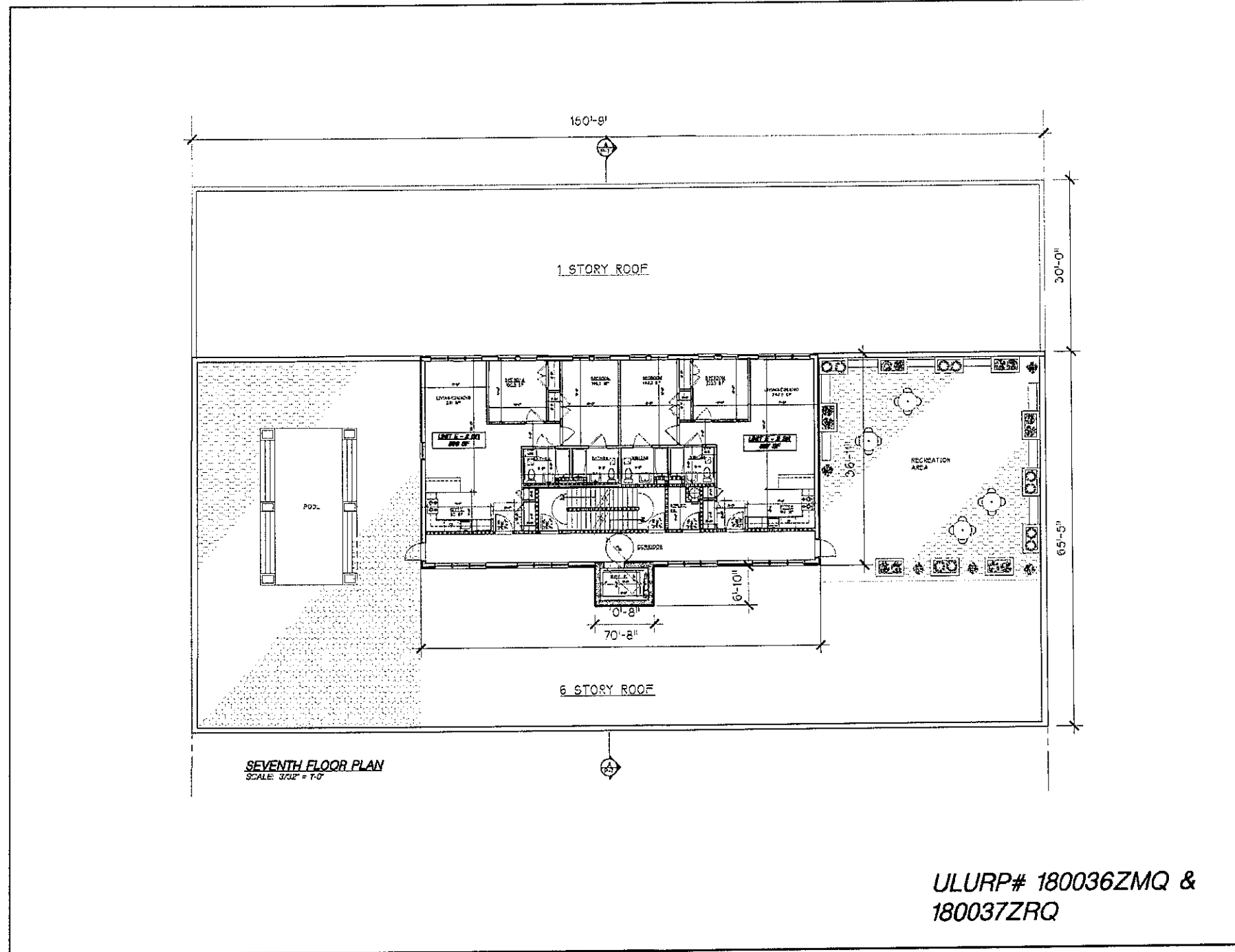


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GERALD J. CALLENDO, R.A., A.I.A.
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SEAL
REGISTERED ARCHITECT
GERALD J. CALLENDO
62284
STATE OF NEW YORK

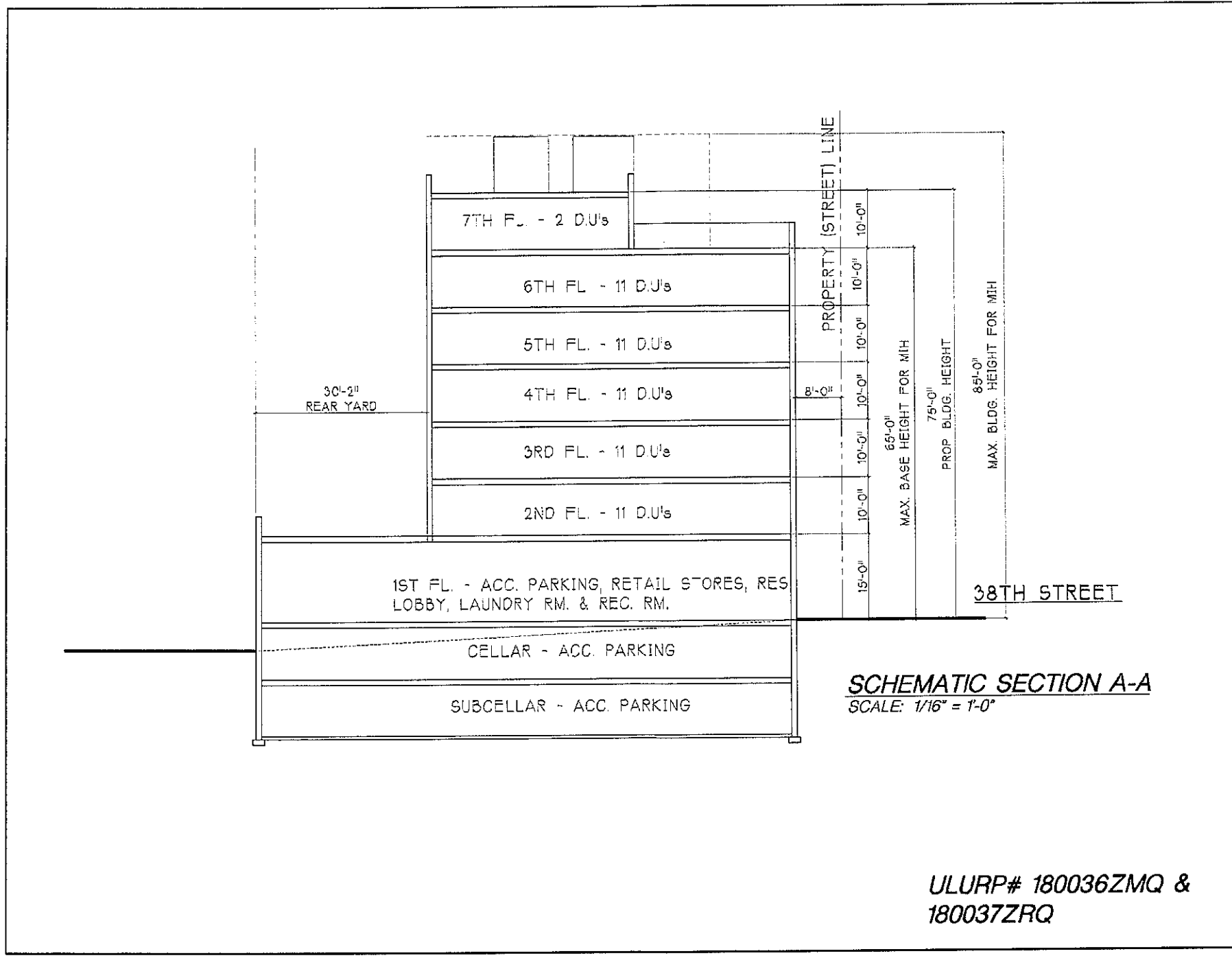
DRAWING NO. **P-6**

DRAWING TITLE: SEVENTH FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

DATE: 3-14-19

REVISION: AS NOTED

PROJECT ADDRESS: 34-10/12/20/22/24 38TH ST.
ASTORIA, QUEENS, NY



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DRAWING NO. P-7	DRAWN BY: NMM	DRAWING TITLE: SCHEMATIC SECTION A-A FOR ILLUSTRATIVE PURPOSES	134-72 Queens Boulevard Briarwood N.Y. 11435 Tel: (718) 268-9999 Fax: (718) 268-9999 www.gjcalendarchitects.com
	CHECKED BY: GJC	PREPARED BY: 34-10/12/20/22/24 38TH ST.	
	JOB No: 06104	DATE: REV 3-14-19	ARCHITECTURE INTERIOR DESIGN CODE CONSULTANT BUILDING DEPT. EXPEDITING Gerald J. Calendo, R.A., A.I.A. Architect, P.C.
	SCALE: AS NOTED	ASTORIA, QUEENS, NY	



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ULURP# 180036ZMQ &
180037ZRQ

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DRAWING NO. P-7	DRAWN BY: NMM	DRAWING TITLE: FRONT ELEVATION FOR ILLUSTRATIVE PURPOSES	SEAL REGISTERED ARCHITECT GERALD J. CALIENDO 022241 STATE OF NEW YORK
	CHECKED BY: GJC	PREMISES: 34-10/12/20/22/24 38TH ST. ASTORIA, QUEENS, NY	
	JOB No: 06104		
	SCALE: AS NOTED		
	DATE: REV 3-14-19		

Gerald J. Caliendo, R.A., A.I.A.
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91-05 Beach Channel Drive
Queens, New York



Denis S. O'Connor, Inc., (owner of Funeral home in existing R4-1 district) seeking to add a C2-3 commercial overlay to legalize the existing funeral home (circa 1960) at the following address:

Funeral Home - 91-05 Beach Channel Drive (Block 16125, Lot 64) non-conforming use; s/t BSA variance from 1958, and had an enlargement in 1964 without BSA approval.

Existing → Proposed : 5,824 SF building with 21 spaces. Same floor area and reduce to 10 parking spaces.

Funeral Parking - 352 Beach 92nd Street (Block 16125, Lot 24) non-conforming use, owner demolished a house in 1973 and created additional parking, without BSA approval

Also in rezoning are two houses owned by Applicant - 350 Beach 92nd Street has two houses on the same lot (Block 16125, p/o Lot 23) and also in the rezoning is a small portion of another 3-family house, 348 Beach 92nd Street (Block 16125, p/o Lot 22) not owned by the Applicant.

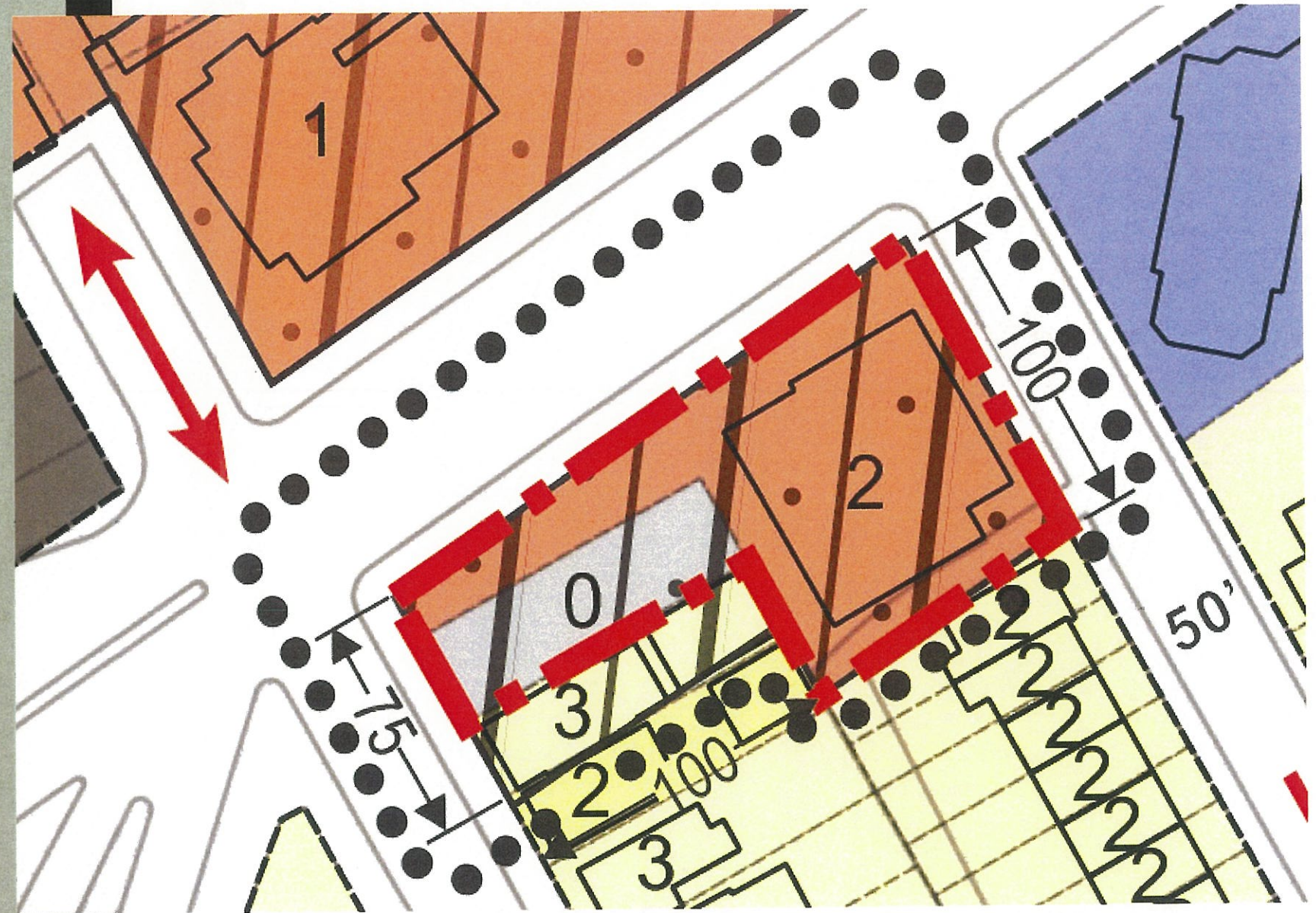
EXISTING CONDITIONS

ENLARGEMENT The building contains 5,824 square feet of floor area and an accessory parking lot with 21 spaces (0.58 FAR). In 1964, 2,087 square feet of floor area was added to the original building constructed in 1958 consisting of 3,737 square feet of additional floor area.

350 Beach 92nd Street (Block 16125, Lot 23) owned Applicant developed with two (2) two-family residences. Would be rezoned as part of the Proposed Action. No plans to alter use.

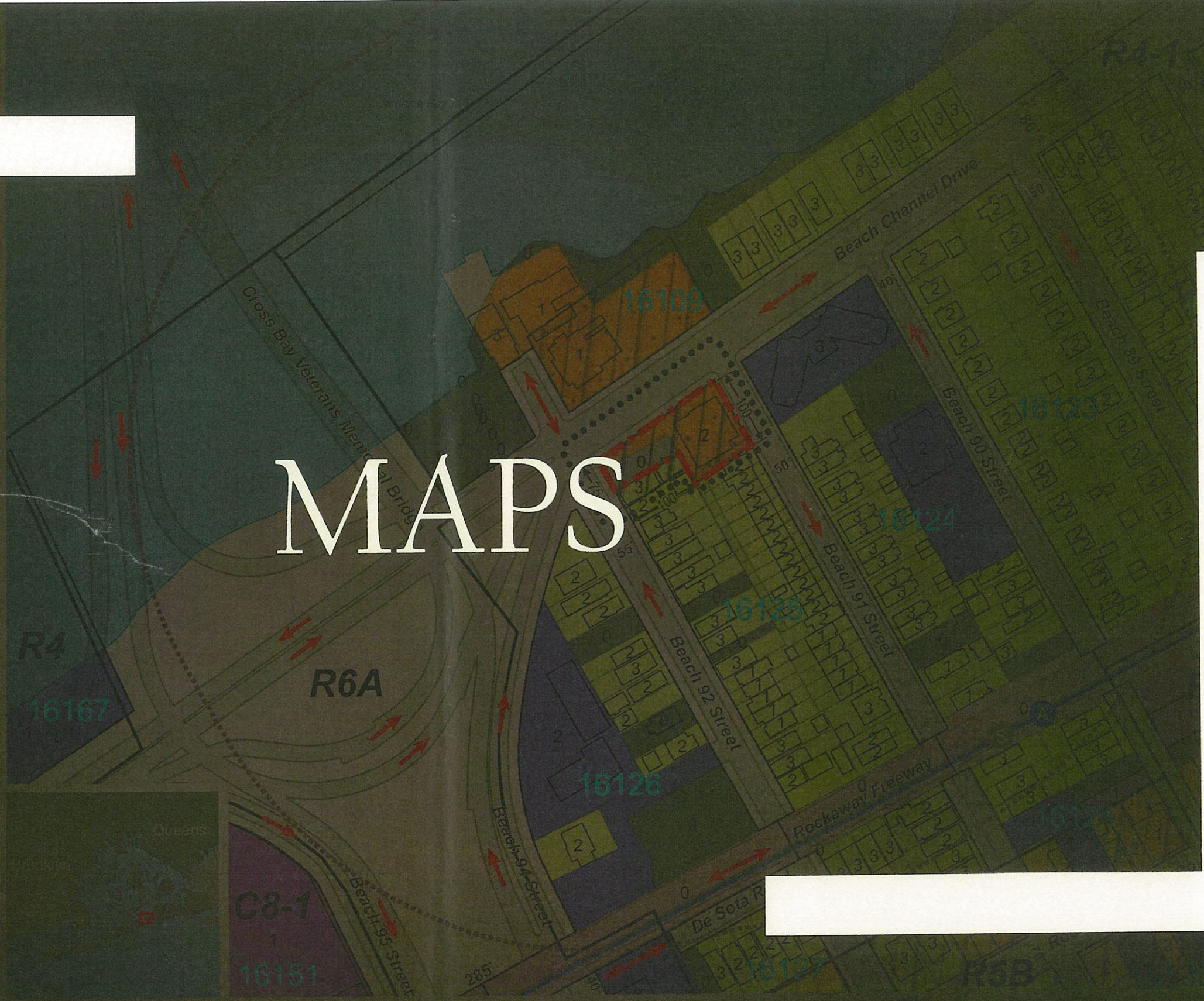
Proposed Development

The Proposed Action is sought to bring the Development Site into conformance with the existing funeral home use. Accessory parking lot would be legalized and reduced from 21 to 10 spaces



MAPS

- Family Residential Buildings
- Residential Buildings (Walk-Up)
- Residential Buildings (Elevator)
- Industrial & Commercial Buildings
- Office Buildings
- Manufacturing
- Community
- Public Buildings & Institutions
- Other
- Public Facilities



R4

R6A

16167

16109

16133

16124

16125

16126

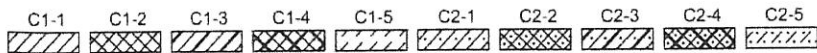
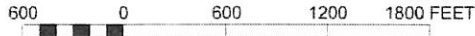
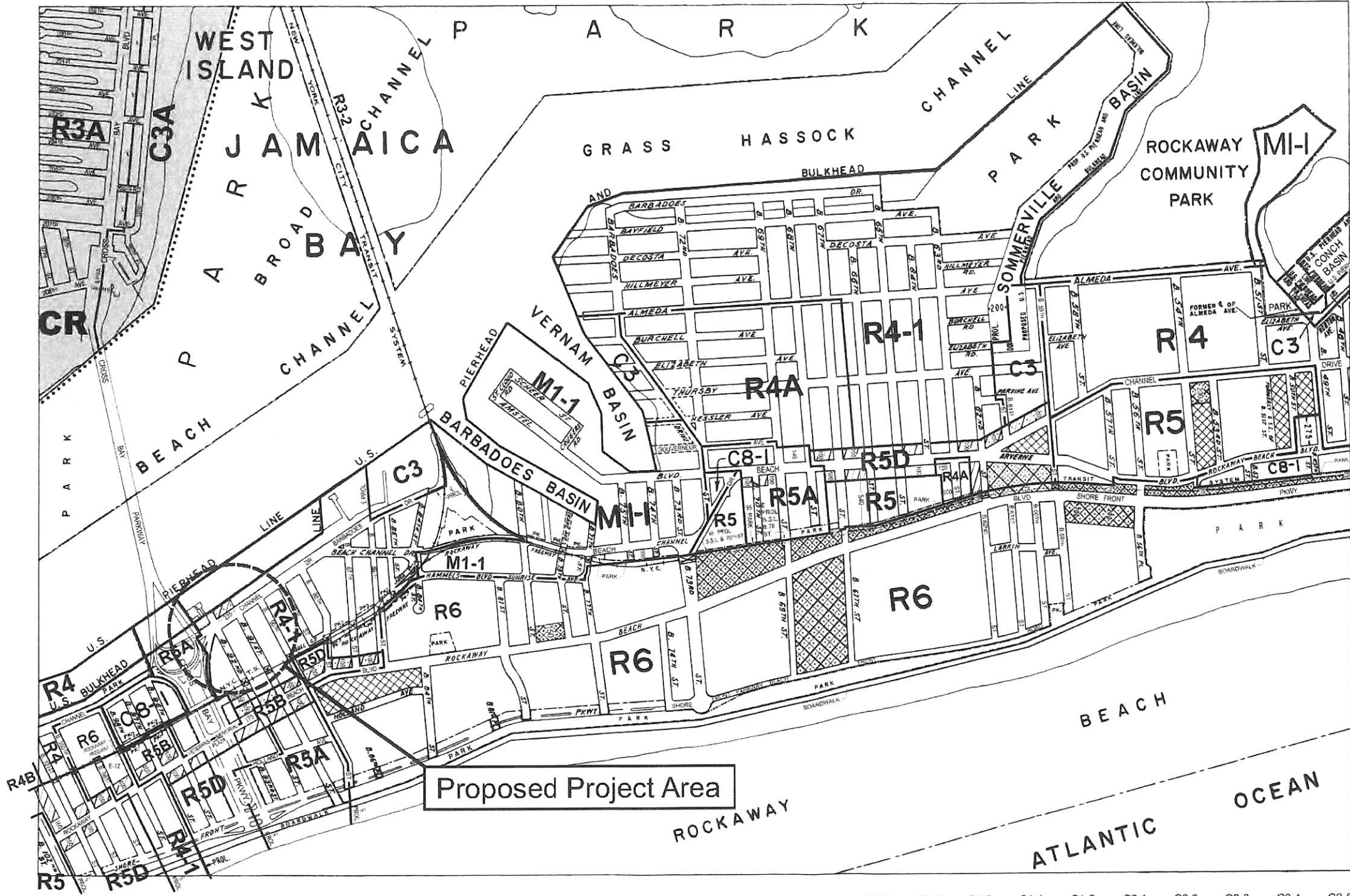
C8-1

16151

De Sota R

16127

R5B



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows or R, C or M district designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) that follows the zonation map identifies the special purpose district as described in the text of the Zoning Resolution.
- ARTERY BOUNDARY

Effective Date(s) of Rezoning:
 08-27-2013 (NYC2013-040)

Special Requirements:
 For a list of lots subject to specific environmental requirements, see APPENDIX C.
 For a list of lots subject to specific restrictive requirements, see APPENDIX D.
 For inclusionary housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

MAP KEY

24b	24d	25b
30a	30c	31a
30b	30d	

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ZONING MAP 30c

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NYC Digital Tax Map

Effective Date : 12-09-2008 07:34:08
End Date : Current
Queens Block: 16125

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- R4-1 Existing Zoning District
- Existing C2-3 Commercial Overlay
- Proposed C2-3 Commercial Overlay



Land Use/Area Map
 91-05 Beach Channel Drive, Queens
 Block 16125, Lots 22 (p/o), 23 (p/o), 24 & 64

Project Information

- 600' Radius
- Development Site
- Area to be Rezoned
- Zoning Districts
- Special Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

Subway Entries

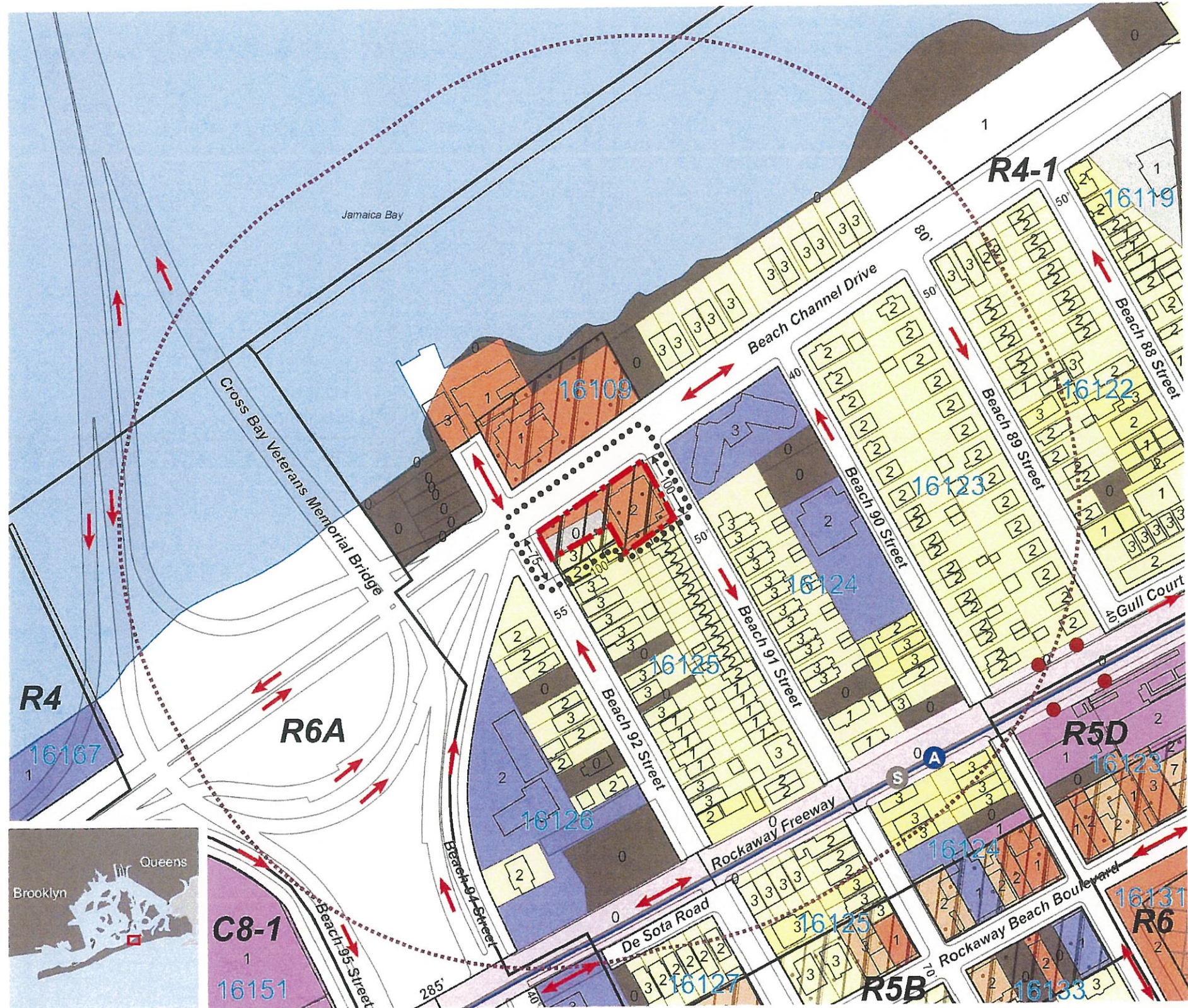
5037 Block Numbers

Property Lines

5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





Restaurant and Bar

Restaurant and Bar

McDonald's

Community Center

Site

Thai Rock

Bungalow Bar

McDonald's

Denis S O'Connor Inc Funeral

Beach Channel Dr

Beach Channel Dr

Beach Channel Dr

Map

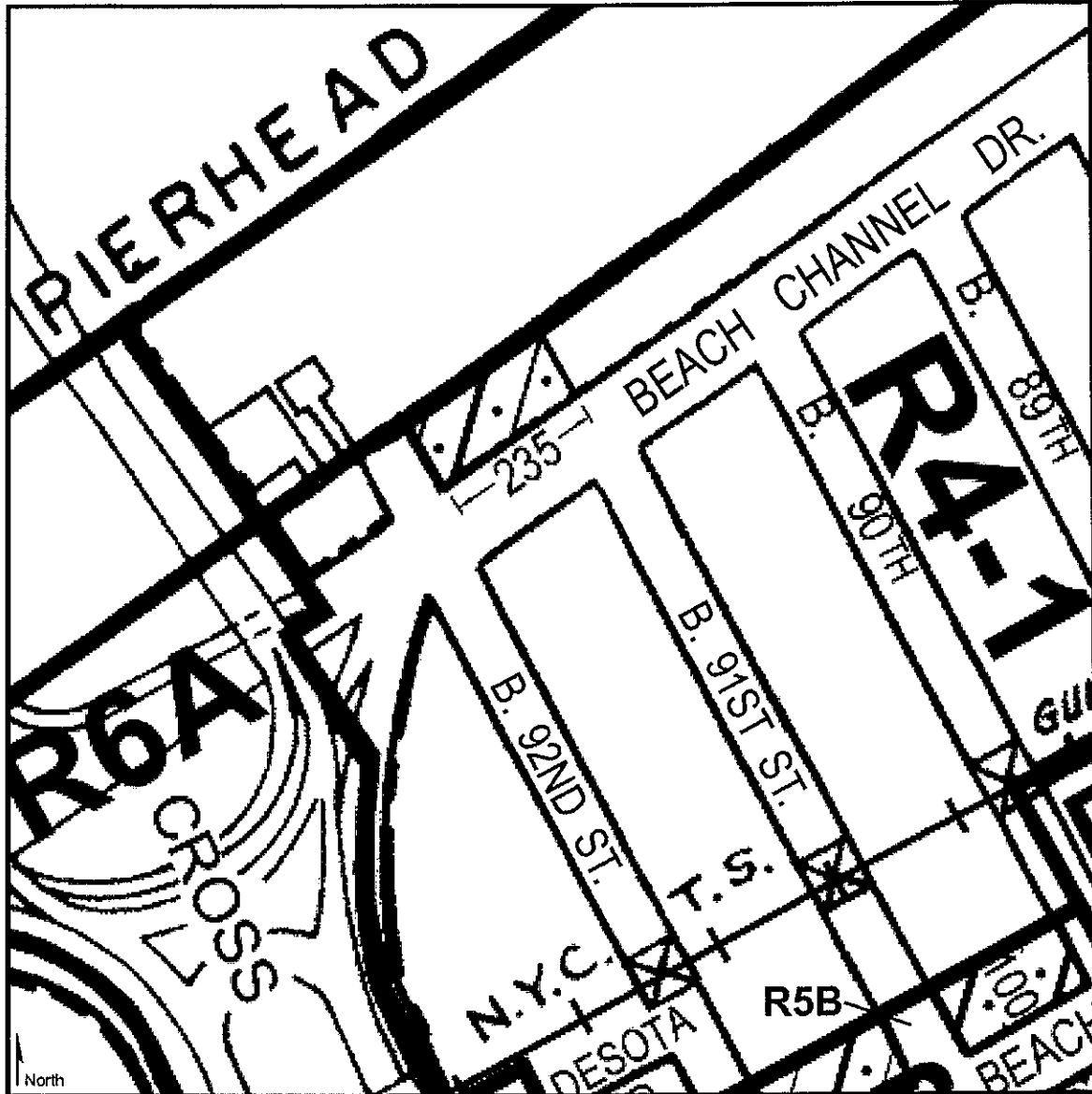
Google

Imagery ©2019 Google, Map data ©2019 Google United States Terms Send feedback 20 ft

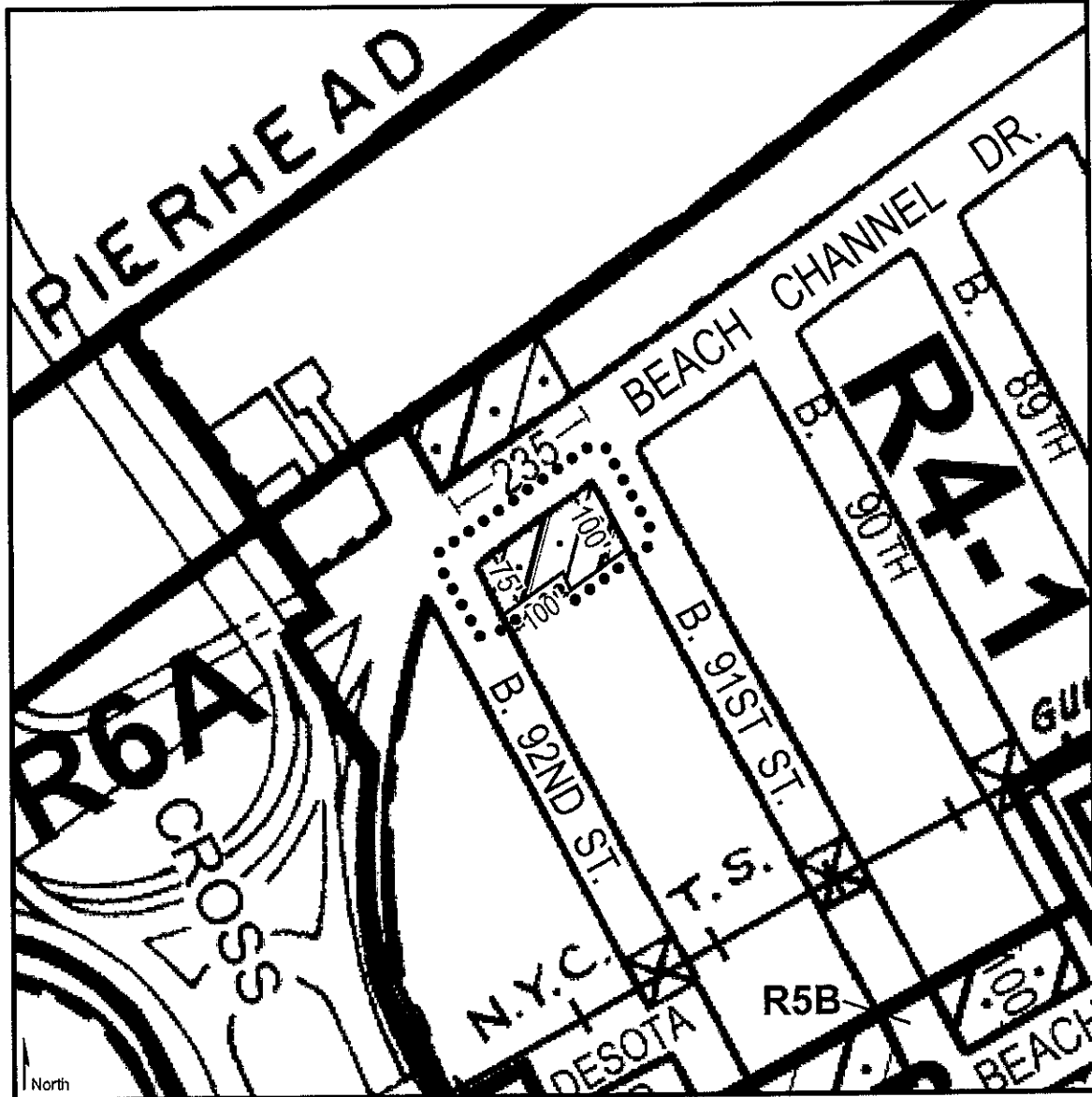
Sign in

2D

Zoning Change Map



Current Zoning Map (30c)



Proposed Zoning Map (30c) - Area being rezoned is outlined with dotted lines
 Rezoning from R4-1 to R4-1/C2-3

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



PHOTOGRAPHS

1. View of the sidewalk along the west side of Beach 9th Street facing northwest (Site at left)

2. View of Beach 9th Street facing northwest (Site at left)



Site



1. View of the sidewalk along the west side of Beach 91st Street facing northwest (Site at left).



2. View of Beach 91st Street facing northwest (Site at left).



3. View of Beach 91st Street facing southeast from the Site.





4. View of the east side of Beach 91st Street facing east from the Site.



5. View of the Site facing west from Beach 91st Street.



6. View of the Site facing southwest from Beach 91st Street.





7. View of the sidewalk along the west side of Beach 91st Street facing southeast from Beach Channel Drive (Site at right).



8. View of the intersection of Beach Channel Drive and Beach 91st Street facing north from the Site.



9. View of the Site facing south from the intersection of Beach Channel Drive and Beach 91st Street.





10. View of Beach Channel Drive facing southwest from Beach 91st Street (Site at left).



11. View of Beach Channel Drive facing northeast from Beach 91st Street.



12. View of the sidewalk along the south side of Beach Channel Drive facing southwest from Beach 91st Street (Site at left).





13. View of the Site facing southeast from Beach Channel Drive.



14. View of the sidewalk along the south side of Beach Channel Drive facing northeast from Beach 92nd Street (Site at right).



15. View of Beach 92nd Street facing southeast from Beach Channel Drive (Site at left).





16. View of the Site facing southeast from the intersection of Beach Channel Drive and Beach 92nd Street.



17. View of the intersection of Beach Channel Drive and Beach 92nd Street facing northwest from the Site.



18. View of the intersection of Beach Channel Drive and Beach 92nd Street facing northeast from Beach 94th Street.





19. View of Beach Channel Drive facing southwest from Beach 92nd Street.



20. View of Beach Channel Drive facing northeast from Beach 92nd Street (Site at right).



21. View of the Site facing northeast from Beach 92nd Street.





22. View of the sidewalk along the east side of Beach 92nd Street facing southeast (Site at left).



23. View of the west side of Beach 92nd Street facing south from the Site.



24. View of the Site facing north from Beach 92nd Street.





25. View of the sidewalk along the east side of Beach 92nd Street facing northwest (Site at right).

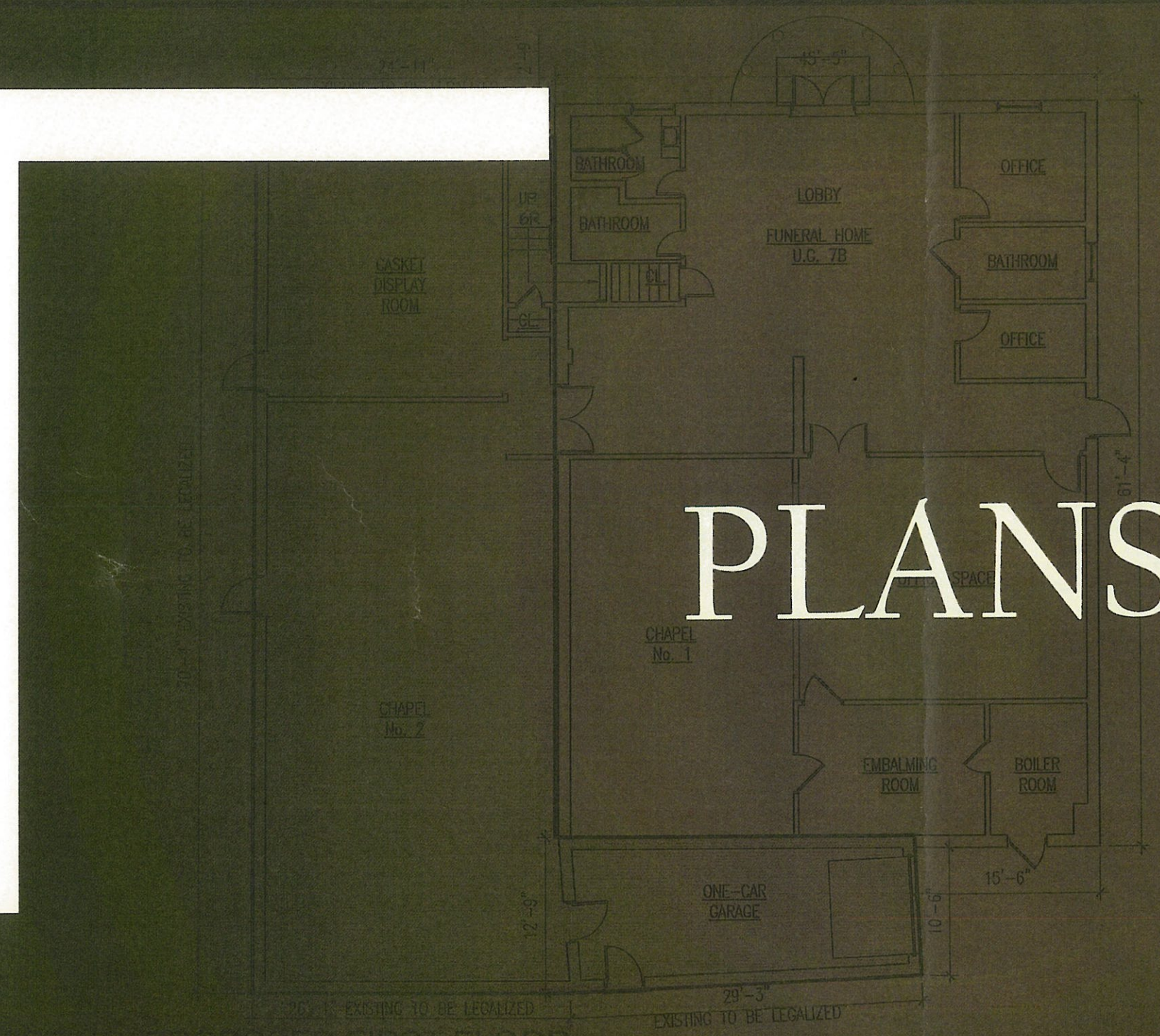


26. View of Beach 92nd Street facing northwest (Site at right).



27. View of Beach 92nd Street facing southeast from the Site.





PLANS

MILLER ARCHITECTURE
 ARCHITECTS INCORPORATED
 710-664-1100
 HOWARD BEACH, NY 11025
 WWW.MILLER-ARCHITECTS.COM
 TEL: 718-491-2322

CLIENT
 VINCENT D. GUNY

PROJECT
 PROPOSE TO LEGALIZE THE
 BUILDING AND REZONE SITE
 TO U.C. 7B IN R-4
 91-05 BEACH CHANNEL DRIVE
 BEACH, NY 11025

DOB APPLICATION NO.
 DATE PREPARED
 DATE REVISION
 DATE

LEGEND
 DENOTES EXISTING
 CONSTRUCTION TO REMAIN
 DENOTES PROPOSED TO BE
 LEGALIZED PORTION

FLOOR AREAS
 GROSS FLOOR AREA: 4848 SF
 EXISTING AREA: 2751 SF
 PROPOSED TO BE LEGALIZED: 2097 SF

SHEET NO.
 1 OF 1

ZONING ANALYSIS
 91-01 BEACH CHANNEL DRIVE
 QUEENS, NY 11693

BLOCK: 16125
 LOT: 64 & 24
 ZONING DISTRICT: C2-3 IN R4-1
 MAP: 30C
 USE GROUP: TB & TE
 OCCUPANCY CLASS: A-3

USE REGULATIONS
 THE PROPOSED USE, FUNERAL HOME (U.G. TB) AND ACCESSORY USES (U.G. TE) ARE PERMITTED AS PER SECTION 32-16 Z.R.

BULK REGULATIONS
 LOT AREA = 13,900 S.F.

FLOOR AREA (ALL COMMERCIAL) (TO BE LEGALIZED)

FLOOR	EXISTING	ENLARGEMENT	PROPOSED
1st	2761	2087	4848
2nd	976	0	976
TOTAL	3737	2087	5824

FLOOR AREA RATIO = $(13,900 - 5824) / 13,900 = 0.58 < 1.0\%$
 THEREFORE O.K. AS PER SEC. Z.R. 33-121.

YARD	REQUIRED	EXISTING	
FRONT YARD 1	0"	114'-8"	NONE
FRONT YARD 2	0"	15'-0"	NONE
FRONT YARD 3	0"	5'-9"	NONE
SIDE YARD 1	8'-0"	14'-8"	33-25 Z.R.
SIDE YARD 2	8'-0"	10'-11"	33-25 Z.R.

HEIGHT AND SET BACK
 MAX. HEIGHT OF FRONT WALL HEIGHT = 30' OR TWO STORIES AS PER SEC 33-431 Z.R.
 SLOPE OVER ZONING LOT 1:1 AS PER SEC. 33-431 Z.R.

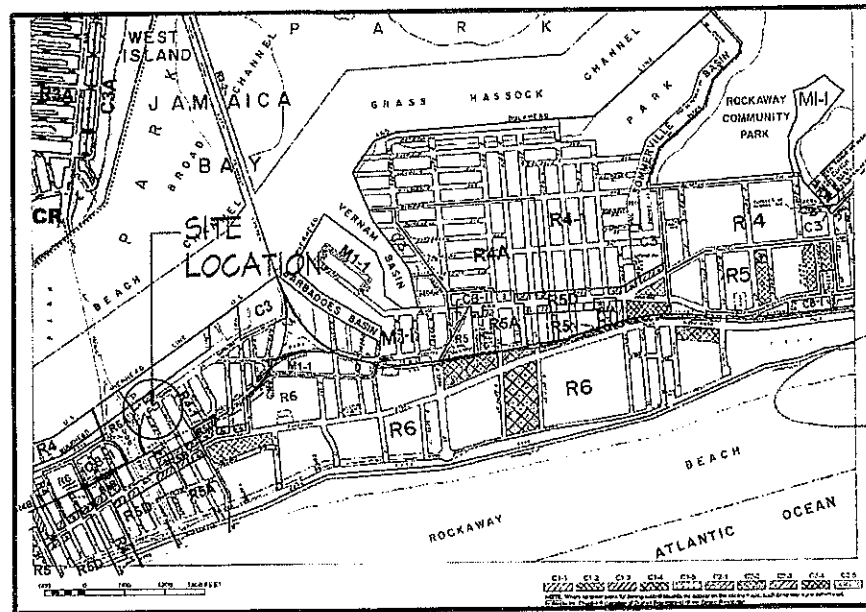
PARKING REGULATIONS
 NOT ALL EXISTING OFF-STREET ACCESSORY PARKING IS

REQUIRED.
 ONE ACCESSORY OFF-STREET PARKING SPACE PER 600 S.F. OF FLOOR AREA REQUIRED AS PER SECTION 36-21 Z.R. THEREFORE, $2087/600 = 3$ ACCESSORY OFF-STREET PARKING SPACES FOR NEW DEVELOPMENT (ENLARGEMENT TO BE LEGALIZED) HOWEVER, 3×25 THEREFORE ALL PARKING SPACES ARE VARIED AS PER SECTION 36-231 Z.R.

PROPOSED 10 ACCESSORY OFF-STREET PARKING. 10×150 THEREFORE OK AS PER SECTION 36-12 Z.R.

300 S.F. REQUIRED PER PARKING SPACE
 $300 \times 10 = 3000$ S.F. = 3000 S.F. EXISTING, THEREFORE OK AS PER 36-521 Z.R.

PARKING SCREENING
 ALL OPEN OFF-STREET PARKING AREAS WITH 10 SPACES OR MORE, WHICH ARE LOCATED ON ZONING LOTS ADJACENT TO THE BOUNDARY OF A RESIDENCE DISTRICT, SHALL BE SCREENED FROM ALL ADJOINING ZONING LOTS IN RESIDENCE DISTRICTS, INCLUDING SUCH ZONING LOTS SITUATED ACROSS A STREET AS PER 36-56 Z.R.



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 ARCHITECTS ENGINEERS PLANNERS

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CLIENT
 VINCENT D. O'CONNOR

PROJECT
 PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

DATE: 11/2/2017
 PROJECT NO: 8110
 DRAWING BY: A.K.
 CHK'D BY: J.A.M.
 DWG NO: **Z-101**

CAD FILE NO.: 1 OF 10
 DCP DRAWING.DWG

SHEET TITLE
ZONING ANALYSIS

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PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

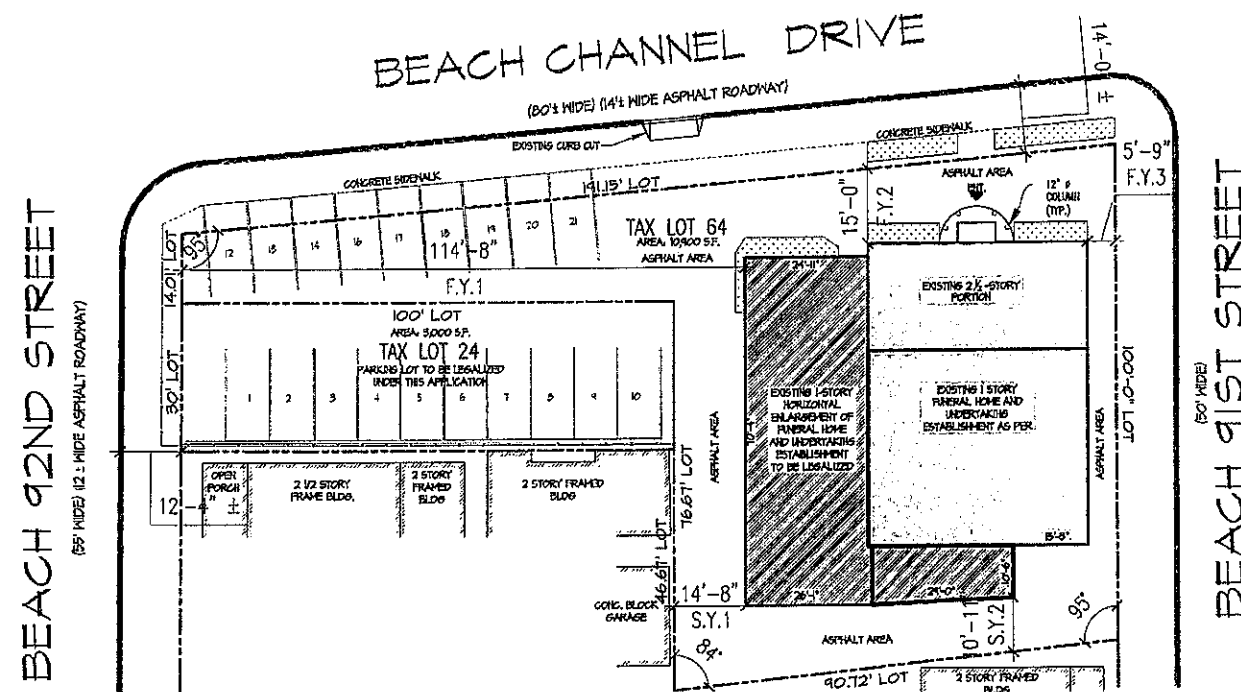
DATE: 11/2/2017
PROJECT NO: 8110
DRAWING BY: A.K.
CHK'D BY: J.A.M.
DWG NO:

A-101

CAD FILE NO.: 2 OF 10
DCP DRAWINGS.DWG

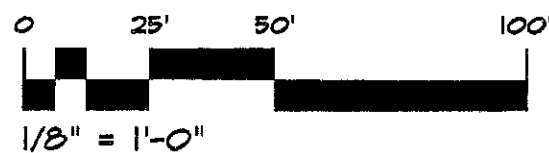
SHEET TITLE

EXISTING SITE PLAN

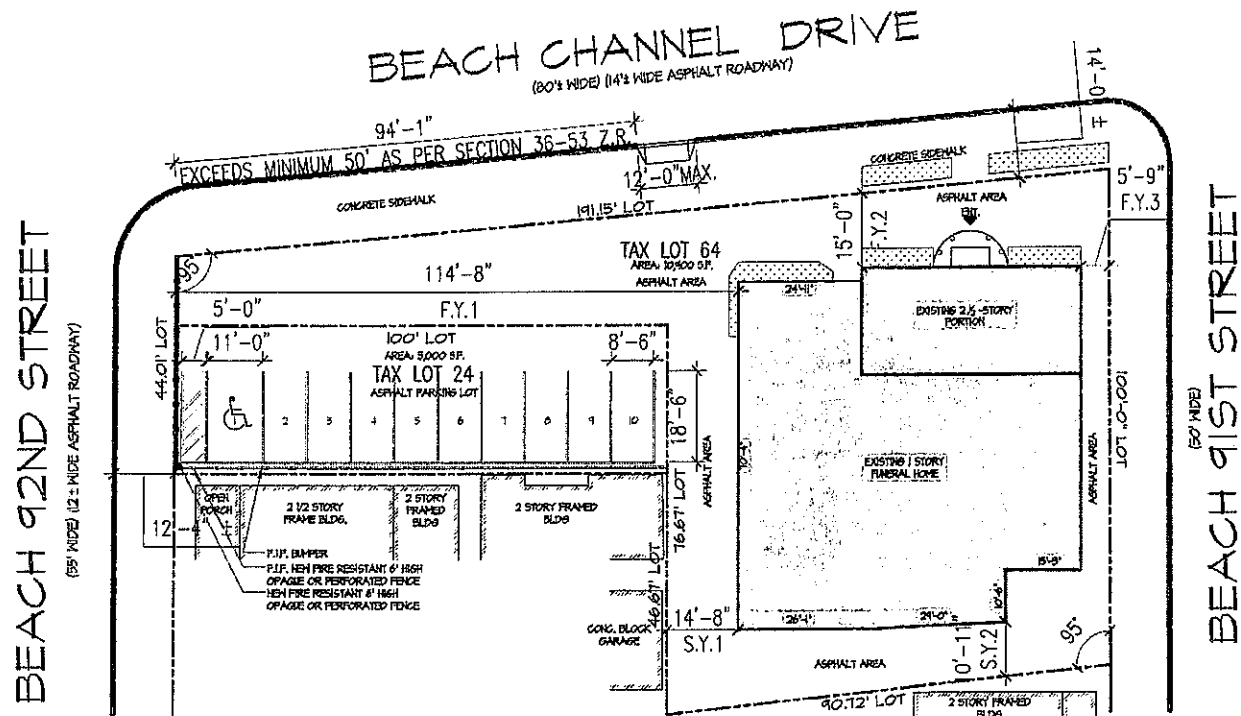


EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"

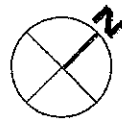
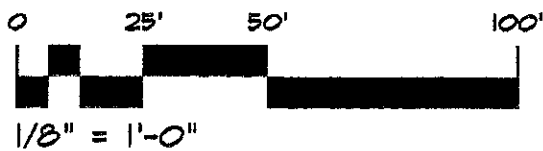


- LOT LINE
- ▨ PLANTED AREA
- ▭ EXISTING BUILDING
- ▨ EXISTING PORTION TO BE LEGALIZED



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



- LOT LINE
- ▭ EXISTING BUILDING
- ▨ PLANTED AREA

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PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

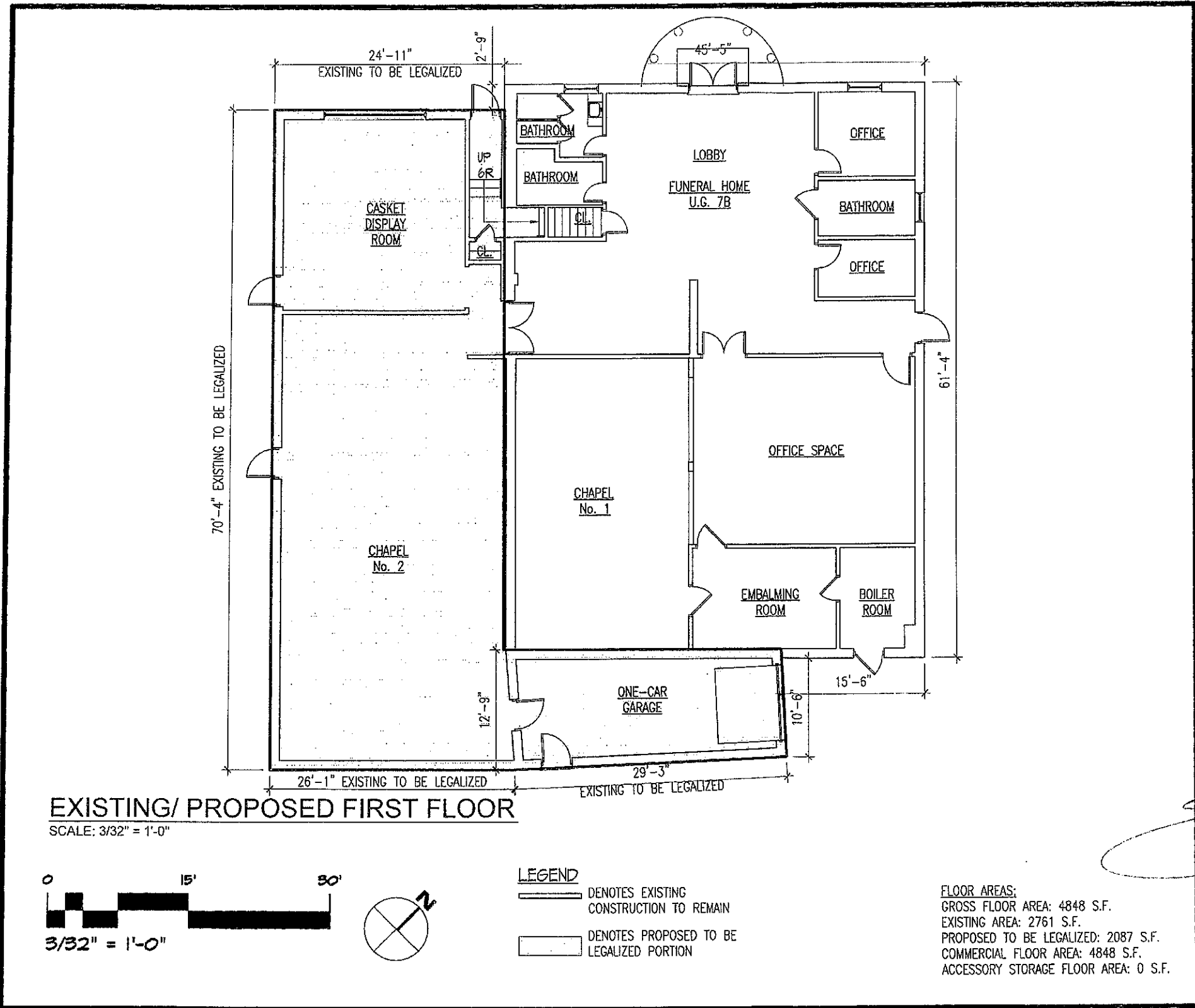
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11/2/17

DATE: 11/2/2017
PROJECT NO: 8110
DRAWING BY: A.K.
CHK'D BY: J.A.M.
DWG NO:

A-102

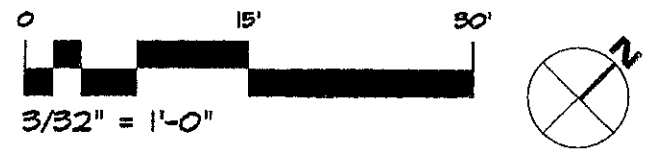
CAD FILE NO.: 3 OF 10
DCP DRAWINGS.DWG

SHEET TITLE
PROPOSED SITE PLAN



EXISTING/ PROPOSED FIRST FLOOR

SCALE: 3/32" = 1'-0"



LEGEND

- DENOTES EXISTING CONSTRUCTION TO REMAIN
- DENOTES PROPOSED TO BE LEGALIZED PORTION

FLOOR AREAS:
 GROSS FLOOR AREA: 4848 S.F.
 EXISTING AREA: 2761 S.F.
 PROPOSED TO BE LEGALIZED: 2087 S.F.
 COMMERCIAL FLOOR AREA: 4848 S.F.
 ACCESSORY STORAGE FLOOR AREA: 0 S.F.

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PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

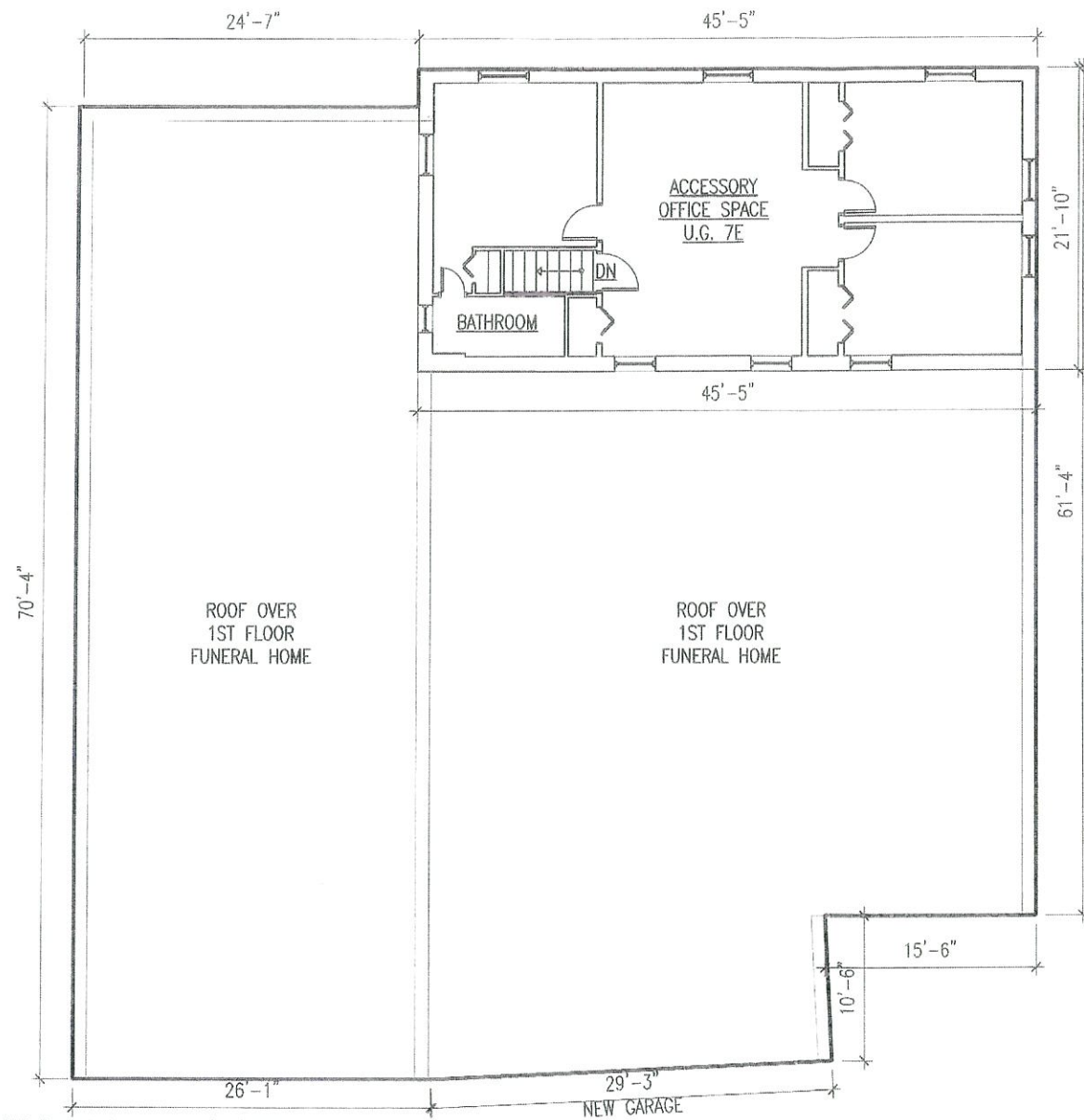
91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

DATE: 11/2/2017
 PROJECT NO: 8110
 DRAWING BY: A.K.
 CHK'D BY: J.A.M.
 DWG NO: **A-103**
 CAD FILE NO.: DCP DRAWINGS.DWG 4 OF 10

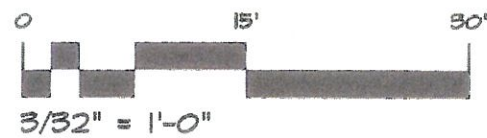
SHEET TITLE

FIRST FLOOR PLAN



PROPOSED SECOND FLOOR

SCALE: 3/32" = 1'-0"



LEGEND
 ——— DENOTES EXISTING CONSTRUCTION TO REMAIN

FLOOR AREAS:
 GROSS FLOOR AREA: 976 S.F.
 EXISTING AREA: 976 S.F.
 PROPOSED TO BE LEGALIZED: 0 S.F.
 COMMERCIAL FLOOR AREA: 0 S.F.
 ACCESSORY STORAGE FLOOR AREA: 976 S.F.

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PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

DATE: 11/2/2017
 PROJECT NO: 8110
 DRAWING BY: A.K.
 CHK'D BY: J.A.M.
 DWG NO:

A-104

CAD FILE NO.: 5 OF 10
 DCP DRAWINGS.DWG

SHEET TITLE

2nd FLOOR PLAN

Handwritten signature and date: 11/2/17

Handwritten notes: OFFICE 7/21/17

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PROPOSE TO LEGALIZE THE EXISTING
BUILDING AND REZONE SITE FROM R4-1
TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY
BEACH, NY 11693

DOB APPLICATION NO.

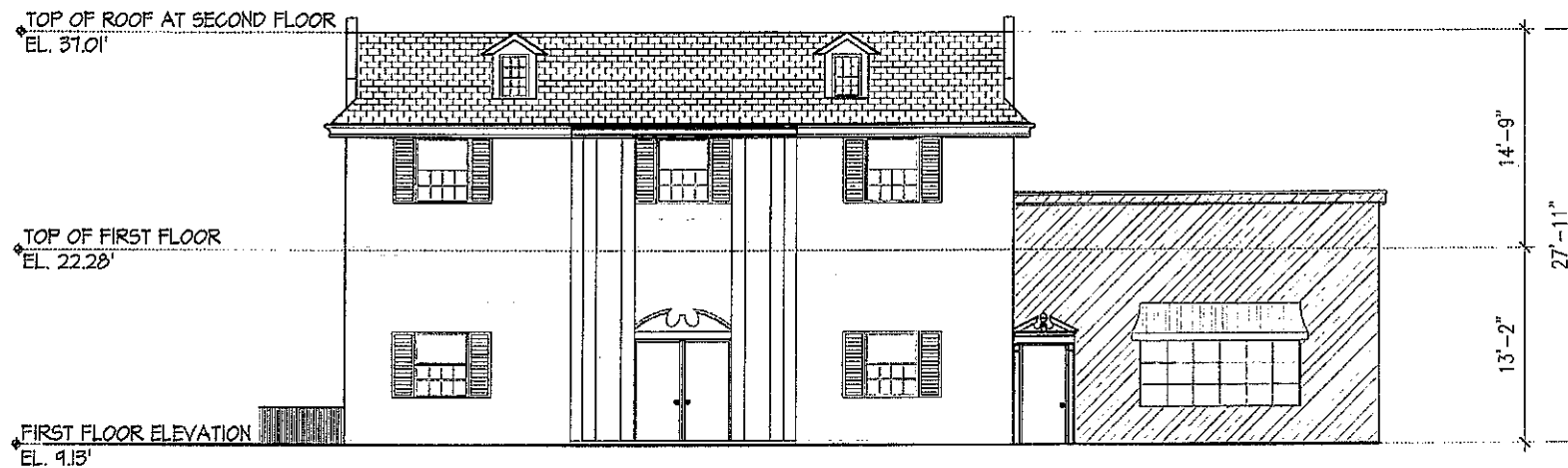
DATE: 11/2/2017
PROJECT NO: 8110
DRAWING BY: A.K.
CHK'D BY: J.A.M.
DWG NO:

A-201

CAD FILE NO.: 6 OF 10
DCP DRAWING3.DWG

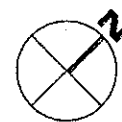
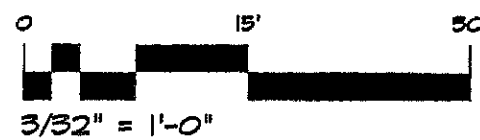
SHEET TITLE

NORTH ELEVATION



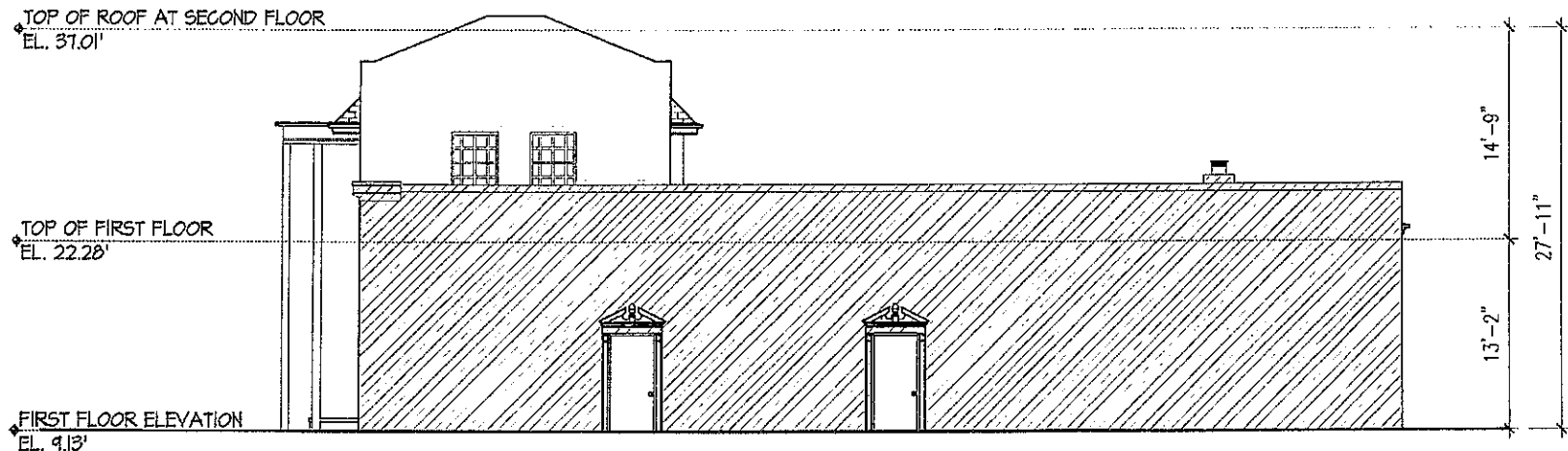
NORTH ELEVATION

SCALE: 3/32" = 1'-0"

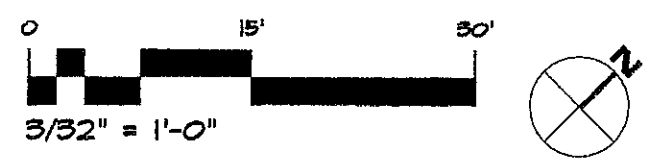


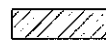
LEGEND

 DENOTES PROPOSED TO BE
LEGALIZED PORTION



EAST ELEVATION
SCALE: 3/32" = 1'-0"



LEGEND
 DENOTES PROPOSED TO BE LEGALIZED PORTION

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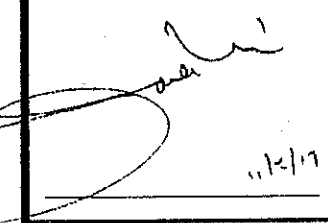
VINCENT D. O'CONNOR

PROJECT

PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1

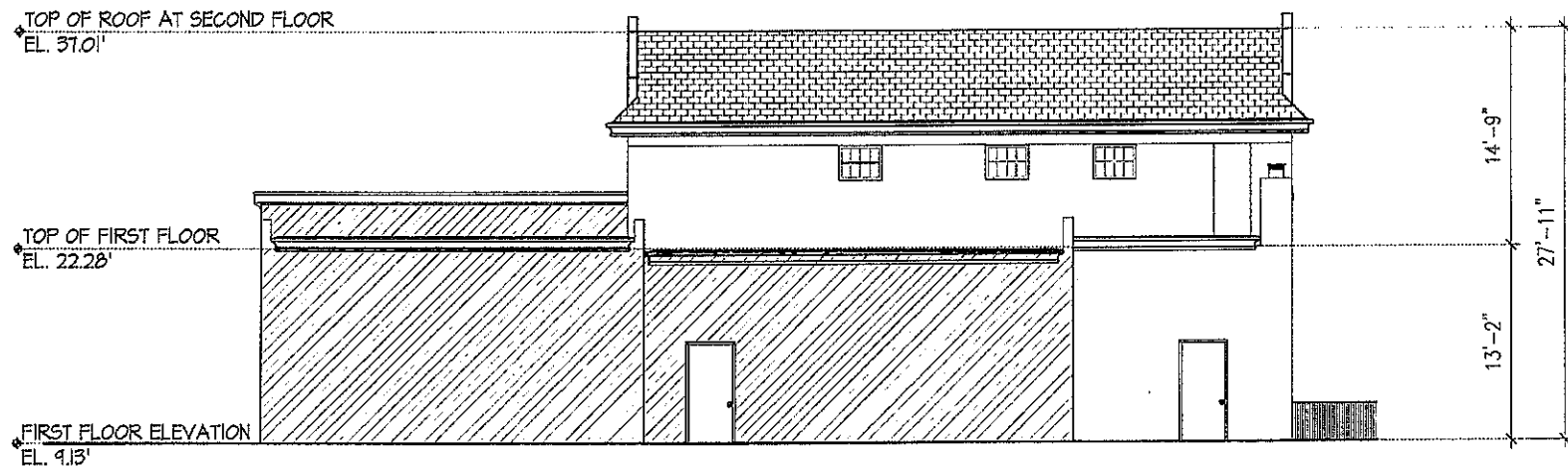
91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

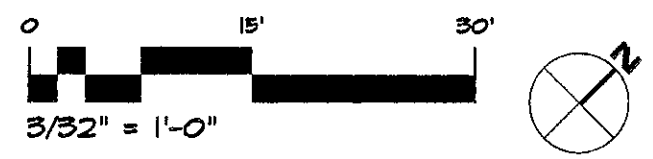
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	PROJECT NO: 8110
	DRAWING BY: A.K. CHK'D BY: J.A.M.
DWG NO:	A-202
CAD FILE NO.: DCP DRAWINGS.DWG	7 OF 10


SHEET TITLE

EAST ELEVATION



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



LEGEND
 DENOTES PROPOSED TO BE LEGALIZED PORTION

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PROJECT
PROPOSE TO LEGALIZE THE EXISTING BUILDING AND REZONE SITE FROM R4-1 TO C2-3 IN R4-1
91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

[Handwritten signature]
11/21/17

DATE: 11/21/2017
PROJECT NO: 8110
DRAWING BY: A.K.
CHK'D BY: J.A.M.

DWG NO:
A-203

CAD FILE NO.:
DCP_DRAWING.DWG

8 OF 10

SHEET TITLE

SOUTH ELEVATION

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PROJECT

PROPOSE TO LEGALIZE THE EXISTING
BUILDING AND REZONE SITE FROM R4-1
TO C2-3 IN R4-1

91-05 BEACH CHANNEL DRIVE, ROCKAWAY
BEACH, NY 11693

DOB APPLICATION NO.

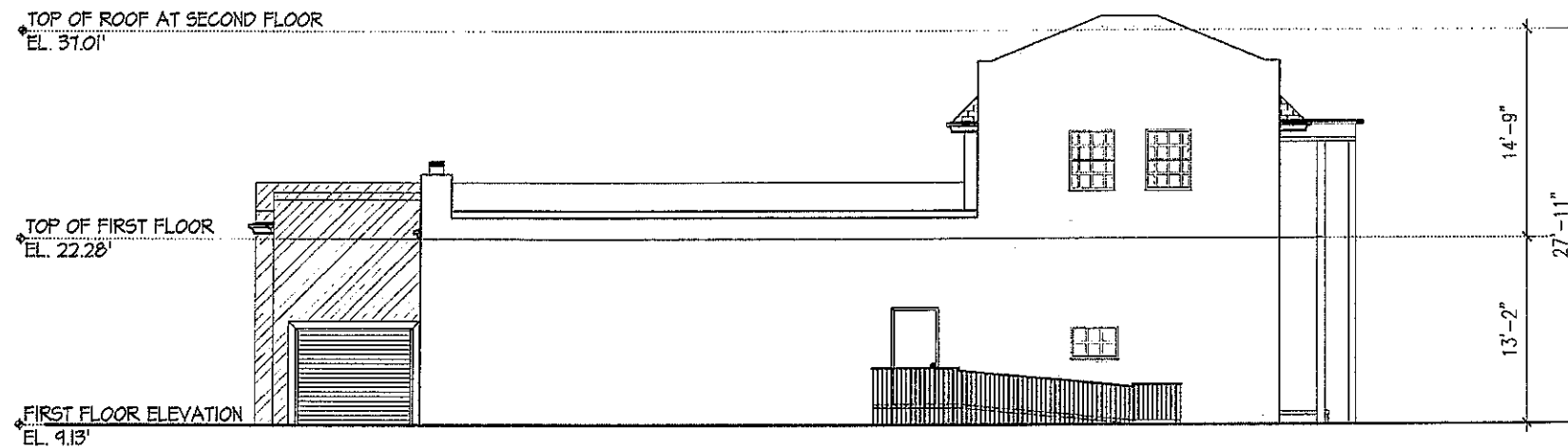
DATE: 11/2/2017
PROJECT NO: 8110
DRAWING BY: A.K.
CHK'D BY: J.A.M.
DWG NO:

A-204

CAD FILE NO.: 9 OF 10
DCP DRAWINGS.DWG

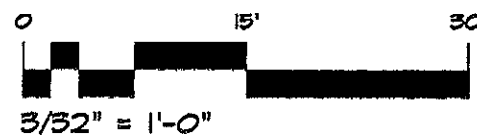
SHEET TITLE

WEST ELEVATION



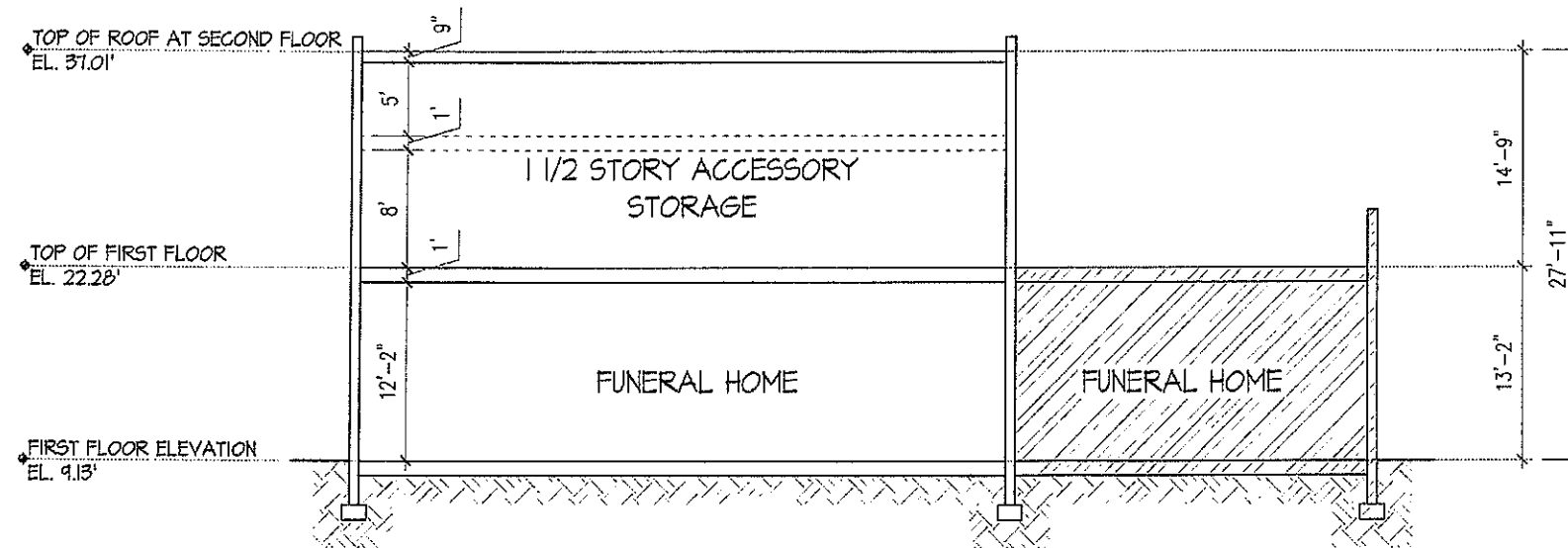
WEST ELEVATION

SCALE: 3/32" = 1'-0"



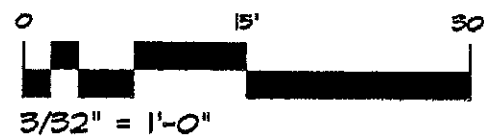
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
 DENOTES PROPOSED TO BE
LEGALIZED PORTION



PROPOSED SECOND FLOOR

SCALE: 3/32" = 1'-0"



LEGEND
 DENOTES PROPOSED TO BE LEGALIZED PORTION

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VINCENT D. O'CONNOR

PROJECT

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91-05 BEACH CHANNEL DRIVE, ROCKAWAY BEACH, NY 11693

DOB APPLICATION NO.

DATE: 11/2/2017
 PROJECT NO: 8110
 DRAWING BY: A.K.
 CHK'D BY: J.A.M.
 DWG NO:

A-301

CAD FILE NO.: 10 OF 10
 LLP DRAWINGS.DWG

SHEET TITLE

SECTION A-A

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID KARNASKY

Address: 7 NY PLAZA

I represent: TCC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV531-533 Res. No. _____

in favor in opposition

Date: 9/18

(PLEASE PRINT)

Name: Yenny Hernandez

Address: _____

I represent: 32B

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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in favor in opposition

Date: 9-18-19

(PLEASE PRINT)

Name: ERIC PALAMIT

Address: 32 Broadway Suite 114

I represent: 100 coroner Funeral Home

Address: Beach channel drive, queens

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THE CITY OF NEW YORK**

Appearance Card

202

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 in favor in opposition

Date: 9-18-19

(PLEASE PRINT)

Name: ERIC PALAMNIK

Address: 521 Broadway

I represent: 38th ST. RO ZONE

Address: 38th St. Queens

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JO ANN LAWSON

Address: 1250 5th AVE N.Y 10029

I represent: AREA TCC - LAKEVIEW TENANT

Address: 1249 5th AVE N.Y. ASSOC

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THE CITY OF NEW YORK**

Appearance Card

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 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Eudora Ortiz

Address: 63 East 117 Street

I represent: Terence Cordina / Cook client

Address: 1249 5th Ave

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Appearance Card

I intend to appear and speak on Int. No. LU 0534-2019 Res. No. 0535

in favor in opposition

Date: 9/18

(PLEASE PRINT)

Name: George Forstas + Jacobson LLP

Address: 1100 Forstas Avenue, Lubli City, NY

I represent: (APPLICANT)

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 0534-2019 Res. No. _____

in favor in opposition

Date: 9/18

(PLEASE PRINT)

Name: Joseph Kozin

Address: Philip Habib & Associates

I represent: APPLICANT

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 0534-2019 Res. No. 0535-2019

in favor in opposition

Date: 9/18

(PLEASE PRINT)

Name: JEREMY KOZIN

Address: Fried Frank Harris Shriver + Jacobson LLP

I represent: LSS Leasing Limited Liability Company

Address: APPLICANT (APPLICANT)

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Item
4

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Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/18/19

(PLEASE PRINT)

Name: FRANK ST. JACQUES - AKERMAN LLP

Address: 666 5TH AVE 19TH FL NYC 10103

I represent: ENRICO SCARDA

Address: 15-35 CLINTONVILLE ST ~~REG~~ QUEENS

Item
7

LU 531-533

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/18/19

(PLEASE PRINT)

Name: FRANK ST. JACQUES - AKERMAN LLP

Address: 666 5TH AVE 19TH FL NYC 10103

I represent: CIPICO CONSTRUCTION INC.

Address: 32-01 VERNON BLVD, QUEENS

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

5

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL, PC

I represent: APPLICANT

Address: 112-06 71ST ROAD

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

6

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Tanner James

Address: 915 St Marks Ave

I represent: 119th Council Terrace Episcopal

Address: 1249 5th Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

6

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 09/18/2019

(PLEASE PRINT)

Name: CAROL WILLS

Address: 4315 Ave J BKLYN NY 11213

I represent: ARCHCARE AT TERRENCE CARDINAL COOK

Address: 1249 5th Ave NY NY 10029

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

6

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 18 Sep 2019

(PLEASE PRINT)

Name: Nicola Rodney

Address: P.O. Box 235 Copiague NY

I represent: Archecare AT TCC

Address: 1249 5th Ave NY NY 10029

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

PRESENTER in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SCOTT LARUE

Address: _____

I represent: ARCHCAD

Address: _____

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**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 6 Res. No. _____

(PRESENTING) in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Raffaella Dunne

Address: 675 Third Avenue

I represent: TCC / Washington Sq Partner

Address: _____

Please complete this card and return to the Sergeant-at-Arms