



The City of New York

## Queens Community Board 11

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

Christine L. Haider Chairperson / Joseph Marziliano District Manager

October 23, 2018

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

RE: ULURP # C060432 ZMQ and ULURP # N180281 ZRQ

Dear Chair Lago,

Community Board 11 Queens held a public hearing on October 22, 2018, for the above referenced application to change the zone of a parcel of mostly developed land approximately 170 ft. x 700 ft. on the west side of Douglaston Parkway between 235<sup>th</sup> Street and Northern Boulevard, Queens, NY. The change requested is for an R6A Zone, with a Commercial Overlay for Site 2, from the existing R1-2.

The recorded hearing was attended by more than 200 residents who spoke in opposition to the application. The applicant left during public participation and did not make a presentation. There were 13 members of the public spoke regarding their opposition to the application, and one speaker that was in favor.

Douglaston Zoning Committee Chair reviewed the committee report of September 26, 2018. At that meeting, the committee made a motion to approve the application. ***The motion failed with 11 opposed and one abstentions.***

A motion was made at the public hearing to approve the rezoning application. ***A quorum was present, and the motion failed with 0 in favor, 24 opposed, and two abstentions.***

The opposition to this application by both the public's testimony and the Community Board is provided as follows:

### **HISTORY**

Prior to the adoption of the 1961 Zoning Resolution the property in question was essentially vacant and the surrounding area were one family houses conforming to the current existing R1-2 zone. In order to develop this vacant land the foundations for three 6+/- story apartment buildings were built prior to the adoption of the 1961 Zoning Resolution. Likewise, the 46-21 Little Neck Parkway, Little Neck, NY 11362 Tel. 718-225-1054 Fax 718-225-4514

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foundations for an apartment building on the east side of Douglaston Parkway and an apartment building on the southwest corner of Northern Boulevard and Douglaston Parkway were built prior to the 1961 Zoning Resolution.

The applicant's Site 2 was approved for a three story office building by the Board of Standards and Appeals (BSA) and Community Board 11 in the late 1990s but never built.

The BSA and CB 11 also approved a three story office building at Alameda Avenue and Northern Boulevard which was built in a R1-2 Zone. The property along the south side of Northern Boulevard from Douglaston Parkway to the Alley Creek Bridge is all designated R1-2.

## **CONCERNS**

The R6A Zone, with a Commercial overlay for Site 2, is a *Spot Zone*. An R6A Zone in Northeast Queens does not exist. Further if the application is approved, we believe that subsequent City Planning Commissions will approve an extension of the R6A zone for the entire south side of Northern Boulevard from Douglaston Parkway to the Alley Creek Bridge, changing the entire character of the community to look like higher density areas such as Flushing or Jackson Heights. Therefore we are requesting rejection of the application and that the existing R1-2 Zone remain as is. If the applicant wishes to develop his property he should apply to the BSA for a variance as was done previously.

## **PROPOSED DEVELOPMENT**

Although not part of this application, the applicant provided the Board with the details of the development for Site 1 and Site 2. We asked the applicant at our September 26<sup>th</sup> committee meeting if he had made a study of the traffic, parking and trip generation impacts of the two apartment houses and approximately 12,000 ft.<sup>2</sup> of commercial space. We did not get an affirmative response.

On October 16, 2018 the CB 11 Transportation Committee met to discuss these issues.

We invited the applicant but he was not prepared to meet on that date. However, the committee met to discuss the following impacts based on the plans and data we received:

## **TRIP GENERATION**

### **Commercial**

The existing commercial strip on the east side of Douglaston Parkway contains approximately 30,000 to 35,000 ft.<sup>2</sup> of commercial space which are primarily convenience stores. We estimate that the average daily trip generation is approximately 700 to 800. There are 40 metered street spaces mostly fully occupied with approximately 20 minute turnover rate. The proposed commercial space is 12,000 ft.<sup>2</sup> with 63 indoor parking spaces. Therefore, we estimate it will generate approximately additional 300 daily trips (40% of existing). The area is now congested with continual double parking on Douglaston Parkway.

### **Residential**

Site 1 and Site 2 provide 45 residential parking spaces for 83 apartments. We believe that all residents will have at least one vehicle. Thus we estimate that the daily resident trip generation

will be **83 units x 6\*/unit x 50%\*\* = 250** trips per day. The existing apartment buildings on Douglaston Parkway contain slightly more than 300 units. Thus the additional trip generation will be approximately 25% more than exists now. This is major impact especially since Douglaston Parkway is the only ingress and egress to Douglas Manor and Doug Bay to the north with 400 families, a primary school P.S. 98, two churches, the westbound LIRR station, and a small business area.

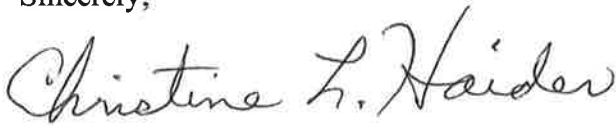
\* Institute of Traffic Engineering {ITE} Informational Report, Committee 6A6 – Daily generation factors for local shopping and apartment houses.

\*\* Reduced because of nearby vicinity of the LIRR

We request rejection of this application. The consequences of approval of this application and its eventual proliferation will change the character of the Douglaston and Little Neck communities forever.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Christine L. Haider".

Christine L. Haider  
Chair

