

Community Board 14 Ad Hoc Committee on Downtown Far Rockaway

- Meeting on Thursday, February 16, 2017 to review EDC plans to:
 - sell city parking lot
 - build up to 3,300 apartments with less than 1 parking space/apartment
 - not provide parking spaces for city vehicles and employees
 - not provide adequate shopper parking
 - not improve traffic or parking conditions
 - not improve mass transit
- Bayswater Jewish Center -
 - 2355 Healy Avenue at Dickens Street, Far Rockaway 11691

Issues:

- 1) Building height and density is excessive
 - a) building height should be limited to 8 stories, maximum
 - b) number of units -
 - i) 1,100 in the urban renewal area
 - ii) 3,300 in the rezoned area
 - c) count of available parking spaces?
- 2) Require a zoned elementary school, with pre-K
 - a) will the school have a playground?
- 3) Parks -
 - a) there should be a park and playground, with rest rooms
 - b) [my comment] no discussion on recapturing the park between the library and firehouse stolen by FDNY as a parking lot
 - c) [my comment] no discussion of the old Sanitation lot at the northwest corner of Nameoke Avenue and Brunswick use as a community garden
- 4) Traffic -
 - a) widen streets / roadways
 - b) adjust traffic signal timing
 - c) need wider sidewalks
 - d) [my comment] didn't address proposal to permit construction in the bed of mapped streets
 - e) [my comment] didn't address private streets
 - f) [my comment] didn't address that the new north / south street between Redfern Avenue and Central Avenue will not be open to traffic from Mott Avenue and Dix Avenue

- g) [my comment] didn't address the fact that the new north / south street will not be straight, creating sight lines that will reduce feelings of safety
- 5) Bus Staging
 - 6) Shopping Center
 - a) the committee believes that the Stark estate, or a new owner, can build up to the requested density as of right -
 - b) that is NOT TRUE as area currently is not zoned for ANY residential
 - 7) Parking -
 - a) request 75%, expecting it to be cut down
 - i) [my comment] committee is ignoring how many cars will thus be added to the streets, further reducing available shopper parking
 - ii) [my comment] market rate apartments are likely to follow trends of existing Bayswater and Reeds Lane / West Lawrence where there are typically 1.5 or more cars per apartment
 - 8) Apartment Occupancy
 - a) income levels (family of 3) -
 - i) 40% of apartments market rate (\$85,000+)
 - ii) 60% of apartments "affordable" -
 - (1) 20% of the affordable - 30% of AMI (\$24,480)
 - (2) 80% of the affordable - 60% of AMI (\$48,960)
 - b) at least 40% of the apartments should be owner occupied
 - 9) Commercial uses to be limited to the first floor -
 - i) this is in the belief that permitting second floor offices would result in higher buildings (since additional floors would be needed to pay for costs not understanding that commercial rents typically exceed residential rents
 - b) Zoning outside of the urban renewal area should be limited to the existing context (6 stories, max)
 - [my comment] There should be a defined and marked evacuation route that does not flood