

Queens Borough President Recommendation

APPLICATION: ULURP #110042 ZSQ

COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Akerman Senterfitt LLP on behalf of Silvercrest Center for Nursing And Rehabilitation, pursuant to Sections 197-c and 201 of the NYC Charter, requesting a special permit pursuant to Section 74-902 of the NYC Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a 6-story non-profit institution with sleeping accommodations on property located in an R4-1 district at **144-45 87th Avenue** a.k.a. 86-19 144th Street, Block 9724, Lots 96 & 196, Zoning Map 14d, Briarwood, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 5, 2012 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were eleven (11) speakers in favor. The hearing was closed.

CONSIDERATION


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

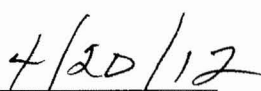
- The applicant is requesting the Special Permit to increase the allowable community facility floor area ratio (FAR) to allow recently built senior housing and construction of a new renal dialysis facility on the campus of the Silvercrest Center for Nursing and Rehabilitation. The allowable FAR on the site is .75, the proposed total 1.10 FAR would include the existing nursing home and senior housing, and the proposed renal dialysis facility.;
- The site is located in an R4-1 district. The new senior residence and proposed renal dialysis facility is sited on the 179,174 sf Silvercrest campus. The proposed renal dialysis facility would be built into the Silvercrest Nursing Home. The senior housing was completed and is occupied. Subsequent to completion of the senior housing with federal funding it was discovered that building permits were issued in error because of a Use Group misclassification.;
- The surrounding areas to the west, south and east of the site are predominantly developed with low density housing. A social services institutional facility is located directly to the north of the Silvercrest campus.;
- Community Board 8 (CB 8) approved this application by a vote of seventeen (17) in favor with fourteen (14) opposed and none (0) abstaining at a public hearing held on March 21, 2012. Many of the CB 8 members stated that they supported the senior housing. However, they voted against because they were unhappy with the review process, lack of input in the planning of the Silvercrest facility and concern that the proposed dialysis center would attract new traffic and parking issues into the neighborhood.;
- Several residents at the senior housing testified at the public hearings held by CB 8 and the Borough President. They all cited the quality of the facility, services provided and praised the staff for their patience and caring.

RECOMMENDATION

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

- Much needed quality affordable senior housing and service is provided at this facility.;
- The proposed dialysis center will provide onsite dialysis for frail elderly residents who would otherwise have to spend hours being transported to an offsite facility several times a week.


PRESIDENT, BOROUGH OF QUEENS


DATE