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cess for what it is". Leicht said further lower income housing is planned for that section of Jamaica.

Kaiteris was present to describe HANAC's attempt to build a senior center on Hoyt Avenue and 29th Street in Astoria, beside the Triborough Bridge entrance and exit ramps. The proposed housing is a 15-story, 184-unit building, with atrium, to be erected over a municipal parking garage, one of many that have been relinquished by the city during the Giuliani and Bloomberg mayoral administrations. Such a transfer required a Uniform Land Use Review Procedure, or ULURP. Community Board 1 initially rejected the plan because of a dispute with a group of doctors over parking. But Borough President Helen Marshall liked it, City Councilmember Peter Vallone Jr. got a \$5 million grant, and the task that remained was to accumulate financing. HUD low-income housing credits were looked at and deemed not feasible, but \$8.28 million was secured from HPD's Low-Income Affordable Marketplace Program, or LAMP, and Homes for Working Families granted somewhat more than \$2 million. That left a \$6 million gap, so further LAMP funding was sought and \$10,000 per unit was secured, to gain another \$1.84 million. The gap is still more than \$4 million, so architectural modifications are being considered while still more funding is sought, the Federal Loan Bank being a possible source. That's well over \$20 million that is ultimately needed. Kaiteris said

he is hoping for completion of construction and an opening by the fall of 2008.

A panel of four people brought the meeting to a close with a discussion of affordability and livability. Neil Gagliardi of the Department of City Planning and Arden Sokolow of Housing Preservation and Development talked about zoning and density in Queens. Gagliardi has become a familiar figure to anyone following the rezoning that has been done in Woodside and Maspeth and in Dutch Kills, rezoning that Lisa Deller, head of the Community Board 2 land use committee, called a tardy reaction to the tide of infill that has crowded the neighborhoods and put services and utilities under great strain. Rezoning entailed a lot of downzoning, which took away the possibility of high-rise residential buildings in neighborhoods of one- and two-family houses and also stemmed infill. But larger residences have their place, and the Woodside-Maspeth plan would put them in unused or under-used lots on Queens Boulevard, in a strip running from 56th to 73rd Streets. These would not be the huge high-rises seen in several places along the boulevard, but instead would be buildings proposed to have a 3.5 floor-area ratio (FAR). Such buildings would probably be five to seven stories high and a half-block deep. Gagliardi said they could all be market rate housing, but if affordable housing were part of the plan, the FAR could be increased to 5.0, which might allow an increase in building height to 10 to 12 floors. The inclusionary housing might also

be offsite, in other buildings located within a half-mile of the FAR 5.0 buildings. In either case, the affordable units must retain their affordable status for the life of the FAR 5.0 building. Deller said she had serious concerns about the Queens Boulevard plan, which, she contended, is unmindful of the lack of any schooling near the proposed building areas. She was also skeptical of the assumption that there would not be a building bonanza on the boulevard. She saw the possibility that many five- to 12-floor apartment buildings would be built, not only in empty or underused spots, but would also displace several current structures and businesses. Paul Graziano, of Associated Cultural Resource Consultants said he has worked in Queens for 13 years and has observed "wrenching changes" in that time. He said that people can adjust to gradual growth, but abrupt growth is nerve-wracking. Bayside and Jackson Heights are two places that have experienced swift expansion, and one result is that Jackson Heights' schools are at 170 percent capacity. He related the recent history of College Point, a community whose small-town isolation is striking. Such isolation is a characteristic that in recent years was noticed by developers. What has thus far spared College Point, Graziano said, is narrow and seemingly unalterable accessibility. Developers saw that, with at most three roads in and out, they would have a tough time building, never mind selling what they'd built, in College Point.

But such preservation by accident is an

unlikely occurrence in the rest of Queens. A few voices said that community activism was utterly necessary. Joseph Conley, chairman of Community Board 2, stressed such activism, indicating that one could be in for a long career when he recalled campaigning for affordable housing on the East River with former City Councilmember Walter McCaffrey in 1989. A woman from Williamsburg/Greenpoint said that the Palmer's Dock Project, described by Ron Moelis in the morning segment of the meeting, was a success because of great community involvement. Graziano modified that assertion by saying that the advocates took advantage of the election year of 2005. He lamented that its example has not thus far spread to the other parts of Brooklyn he could think of. He did include an anecdote about community involvement in Westport, Connecticut to stem the acute teardown rate there and replace a McMansion construction plan with a condominium plan that has a 20 percent inclusionary provision. One person in the audience said inclusionary standards are not stressed enough; Sokolow replied that currently the matter must be handled on a case-by-case basis until what she called core principles are established.

The summit meeting ended with notes of hope and skepticism. The latter was voiced by Lisa Deller, who said it looks as if developers are setting the bar in these matters. But Brad Lander concluded that this meeting must mark a beginning, even if it's a beginning that has been going on for some time.

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