



## **CITY PLANNING COMMISSION**

---

October 29, 2008/Calendar No. 7

C 080455 HUQ

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Edgemere Urban Renewal Plan for the Edgemere Urban Renewal Area, Community District 14, Borough of Queens

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The application for the 1<sup>st</sup> Amendment to the Edgemere Urban Renewal Plan was filed by the Department of Housing Preservation and Development (HPD) on May 22, 2008.

The proposed amendment will change the definitions of residential and commercial land use, in Section C.2.a and C.2.b to uses permitted by the Zoning Resolution and Sites 1, 33, and 34 are cited as exceptions to the height restriction for new residential buildings in Section C.3.e.

### **BACKGROUND**

The Edgemere Urban Renewal Area is located in Community District 14, Rockaway, Queens. The area is generally bounded by Conch Basin, Beach Channel Drive, and Norton Basin on the north, Beach 35th Street on the east, Beach Channel Drive, Rockaway Beach Boulevard and the northern boundary of the Rockaway Freeway on the south, and Beach 51st and Beach 49th Streets on the west.

The plan was originally adopted by the City Council on September, 18 1997 (C 970410 HUQ) to facilitate the construction of up to 800 dwelling units and up to 100,000 square feet of commercial floor area on the Rockaway Peninsula. Since then 213 one and two-family homes have been constructed providing 307 units.

On August 14, 2008, the City Council approved the Department of City Planning's Rockaway Neighborhoods Rezoning (C 080371 ZMQ) which rezoned sites 1, 33 and 34 of the Edgemere Urban Renewal Area from R4 with a C2-4 commercial overlay to C4-3A. C4-3A districts are

R6A equivalents and have a maximum building height of 70 feet and a maximum FAR of 3.0 for all uses.

The rezoning of Sites 1, 33 and 34 will permit medium density, mixed residential and commercial buildings. In order to make the Edgemere Urban Renewal Plan consistent with the Rockaway neighborhood rezoning, the amended plan will change sections C.2.a, C.2.b and C.3e of the Plan. Sections C.2.a and C.2.b in the original Urban Renewal Plan only allow residential uses pursuant to R4 zoning and commercial uses pursuant to C1-2, C2-2 and C2-4 overlays.

The amended plan will permit uses pursuant to the current C4-3A zoning. Section C.3.e of the Urban Renewal Plan currently places a building height limit of 35 feet on all Edgemere Urban Renewal sites. The proposed amendment would exempt Sites 1, 33, and 34 from that height restriction since in a C4-3A district the maximum height is 70 feet.

## **ENVIRONMENTAL REVIEW**

This application (C 080455 HUQ), in conjunction with the application for the related action (C 080371 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08DCP065Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 21, 2008. A revised Negative Declaration was issued on July 21, 2008.

### **UNIFORM LAND USE REVIEW**

This application (C 080455 HUQ), was certified as complete by the Department of City Planning on June 2, 2008, and was duly referred to Queens Community Board 14 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Queens Community Board 14 did not submit a recommendation on this application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on September 10, 2008.

### **City Planning Commission Public Hearing**

On September 10, 2008 (Calendar No. 3), the City Planning Commission scheduled September 24, 2008, for a public hearing on this application (C 080455 HUQ). The hearing was duly held on September 24, 2008 (Calendar No. 25).

There were no speakers and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 08-041.

This action was deemed to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that the amended Urban Renewal Plan for the Edgemere Urban Renewal Area is appropriate.

Approval of the application will make the Edgemere Urban Renewal Plan consistent with the adopted Rockaway neighborhood rezoning. The adopted zoning changes in conjunction with the proposed amended Urban Renewal Plan will encourage medium density, mixed-use development on three select sites near transit and on wide streets within the Edgemere Urban Renewal Area.

The amended plan would encourage the development of vacant land, thereby eliminating a blighting influence in the neighborhood, contribute to the revitalization of the area, and reinforce public and private investment.

**RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, that the City Planning Commission certifies, pursuant to Section 505, Article 15 of the General Municipal Law of New York State that: (1) the proposed 1<sup>st</sup> Amended Edgemere Urban Renewal Plan is an appropriate plan for the area involved; and conforms to the finding set forth in Section 504, Article 15 of the General Municipal Law of New York State; and (2) the 1<sup>st</sup> Amended Edgemere Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, in compliance with the provisions of subdivision seven of Section 502, Article 15 of the General Municipal Law of New York State; and be it further

**RESOLVED**, that the City Planning Commission certifies its unqualified approval of the 1<sup>st</sup> Amended Edgemere Urban Renewal Plan, pursuant to subdivision 2 of Section 505, Article 15 of the General Municipal Law of New York State; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of

this action, that the proposed 1<sup>st</sup> Amended Urban Renewal Plan for the Edgemere Urban Renewal Area, Community District 14, Borough of Queens, submitted by the Department of Housing, Preservation and Development May 22, 2008 is approved.

The above resolution (C 080455 HUQ), duly adopted by the City Planning Commission on October 29, 2008 (Calendar No. 7), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**  
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**JOHN MEROLO, KAREN A. PHILIPS, Commissioners**