CITY PLANNING COMMISSION

August 24, 2016 / Calendar No. 12 N 160220 ZRQ

IN THE MATTER OF an application submitted by Rockaway Beach Hotel, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Borough of Queens, Community District 14.

The application for an amendment to the Zoning Resolution was filed by Rockaway Beach Hotel, LLC on February 26, 2016 to create a Mandatory Inclusionary Housing Area within Queens Community District 14.

RELATED ACTIONS

In addition to the amendment to the Zoning Resolution, which is the subject of this report (N 160220 ZRQ), implementation of the applicant's proposal also requires action by the City Planning Commission on the following application which is being considered concurrently:

C 160219 ZMQ Zoning Map Amendment to rezone property from R5B/C1-3 to R6A/C2-5

BACKGROUND

A full background discussion and description of this application appears in the related report for a Zoning Map Amendment (C 160219 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 160220 ZRQ), in conjunction with the application for the related action (C 160219 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 and Regulations, Section 61.00 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 16DCP145Q. The lead agency is the City Planning Commission.

A summary of the environmental review and Negative Declaration appears in the related report for an amendment to the Zoning Map (C 160219 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 160220 ZRQ) was duly referred to Community Board 14 and the Queens Borough President on May 23, 2016 in accordance with the procedures for non-ULURP matters, along with the related action (C 160219 ZMQ), which was certified as complete by the Department of City Planning on May 23, 2016, in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Review

Queens Community Board 14 held a public hearing on this application (N 160220 ZRQ) on June 14, 2016. A summary of the vote of Community Board 14 appears in the related report for a Zoning Map Amendment (C 160219 ZMQ).

Borough President Recommendation

This application (N 160220 ZRQ) was considered by the Borough President of Queens, who held a public hearing on June 23, 2016 and issued a recommendation approving the application.

City Planning Commission Public Hearing

On July 13, 2016 (Calendar No. 7), the City Planning Commission scheduled July 27, 2016, for a public hearing on this application (N 160220 ZRQ) in conjunction with the public hearing on the application for the related action (C 160219 ZMQ). The hearing was duly held on July 27, 2016 (Calendar No. 37). There were three speakers in favor and none opposed, as described in the related report for a Zoning Map Amendment (C 160219 ZMQ), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM

This application (N 160220 ZRQ) and its related action (C 160219 ZMQ) were reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, 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 15-041.

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

CONSIDERATION

The Commission believes that the proposed amendment to the Zoning Resolution in conjunction with the related amendment to the Zoning Map is appropriate. A full consideration appears in the related report for the amendment to the Zoning Map (C 160219 ZMQ).

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, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination described in this report, The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in <u>underline</u> is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

APPENDIX F

* * *

Queens

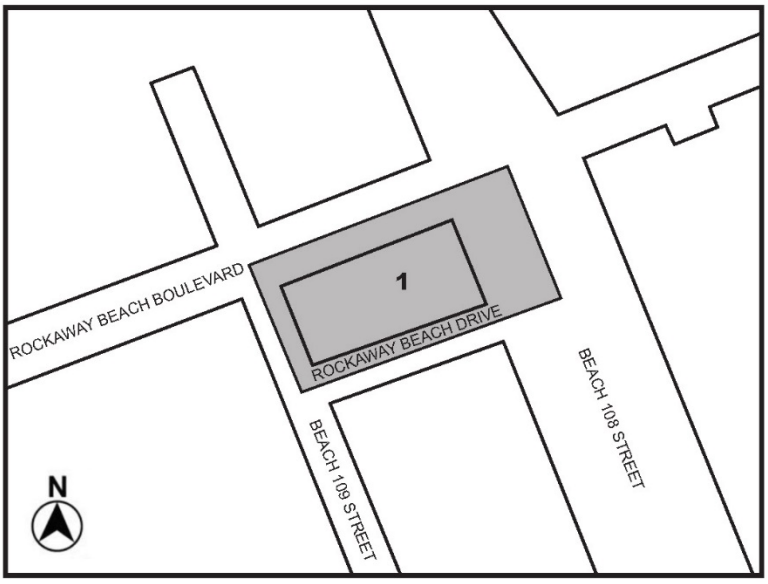
* * *

Queens Community District 14

In the R6A District within the area shown on the following Map 1:

Map 1 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

1 Area 1 - [date of adoption] MIH Program Option 2

Portion of Community District 14, Queens

* * *

The above resolution (N 160220 ZRQ), duly adopted by the City Planning Commission on August 24, 2016 (Calendar No. 12), 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.

CARL WEISBROD, Chairman
RAYANN BESSER, IRWIN G. CANTOR, *P.E.*, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT, ORLANDO MARIN, LARISA ORTIZ, Commissioners

COMMUNITY
BOARD #14

June 15, 2016

COMMUNITY BOARD #14
City of New York
Borough of Queens

DOLORES ORR
Chairperson

JONATHAN GASKA
District Manager

Carl Weisbrod, Chairman
NYC City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Dear Chairman Weisbrod,

Community Board 14 on June 14, 2016 considered the two actions; C160219ZMQ/N, 160220ZRQ jointly so that it would facilitate the proposed Rockaway Beach Hotel project. Our vote on both / jointly after a public hearing with a quorum present was;

35 yes
0 no
2 abstentions
1 recusal

If you have any further questions feel free to call me.

Sincerely,

Jonathan Gaska
District Manager

JG/dls

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
Tel.: (718) 471-7300
Fax: (718) 868-2657
cbrock14@nyc.rr.com

Queens Borough President Recommendation

APPLICATION: ULURP #160220 ZRQ **COMMUNITY BOARD: Q14**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Rockaway Beach Boulevard LLC pursuant to Section 201 of the NYC Charter for an amendment of the NYC Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area in Community District 14 (related application ULURP #160219 ZMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 23, 2016, 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 no other speakers. 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 proposing an amendment of the Zoning Resolution that would modify Appendix F establishing a Mandatory Inclusionary Area in Community District 14. In a separate application, the block bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive and Beach 109th Street is proposed for a rezoning from an R5/C1-3 district to an R6A/C2-5 district.;

- The proposed rezoning facilitate development of a hotel with a ground floor reception/lobby area and an accessory eating and drinking establishment. The ground floor will also accommodate a courtyard area with swimming pool and a lounge deck for use during warm weather months. The second through fourth floors would have approximately thirty-three (33) transient hotel rooms. Attended parking for twenty-six (26) cars would be located in a subsurface parking level. There are no residential units proposed in this project. All construction will meet the flood plain and sustainability code requirements;

- The area to be rezoned is located on a block with five tax lots (Block 16180, Lots 1, 2, 3, 8 & 9). The applicant's development site is three tax lots (Lots 1, 2 & 3). There are no known redevelopment plans for the remaining two lots. The block is located in an area already developed with a mix of residential and commercial/retail uses. Portions of Rockaway Beach Boulevard, one of the major thoroughfares on the peninsula, are mapped with commercial overlays;

- The applicant is in the hospitality business with ten other facilities in operation around the city. The applicant, who also has ties to the community, is proposing to redevelop the site which has been vacant since Hurricane Sandy;

- Community Board 14 voted to approve this application thirty-five (35) in favor with none (0) against and two (2) abstentions at a meeting held on June 14, 2016.

RECOMMENDATION

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

PRESIDENT, BOROUGH OF QUEENS

7/5/16
DATE

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160219 ZMQ**	Project Name: **Rockaway Beach Boulevard Rezoning**
CEQR Number: 16DCP145Q	Borough(s): Queens Community District Number(s): 14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to **CalendarOffice@planning.nyc.gov** and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
   - **FAX**: to (212) 720-3488 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Rockaway Beach Hotel, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

1. eliminating from an existing R5B District a C1-3 District bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street;

2. changing from an R5B District to an R6A District property bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street; and

3. establishing within the proposed R6A District a C2-5 District bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387.

Applicant(s):	Applicant's Representative:
Rockaway Beach Hotel, LLC 45 Main Street - Suite 504 Brooklyn, NY 11201	Joshua J. Rinesmith, Esq. Akerman, LLP 666 Fifth Avenue, 20th Floor New York, NY 10103

Recommendation submitted by:
Queens Community Board 14

Date of public hearing: 6/14/16 Location: Knights of Columbus Hall 333 B 90 Street

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/16 Location:

RECOMMENDATION

[X] Approve
[ ] Approve With Modifications/Conditions
[ ] Disapprove
[ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 35 # Against: 2 # Abstaining: Total members appointed to the board: 49

Name of CB/BB officer completing this form	Title	Date
Jonathan Gaska	District Mgr	6/15/16

* Note corrected vote. 6/21/16