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**IN THE MATTER OF** a communication dated June 8, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 53<sup>rd</sup> Precinct Police Station, 1612 Mott Avenue (Block 15557, Lot 4), by the Landmarks Preservation Commission on May 29, 2018 (Designation List No. 507/LP-2610), Borough of Queens, Community District 14.

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Pursuant to Section 3020.8 (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On May 29, 2018, the Landmarks Preservation Commission (LPC) designated the 53<sup>rd</sup> Precinct Police Station as a City landmark. The landmark designation consists of Block 15557, Lot 4, which is located at the northeast corner of Mott Avenue and Scott A. Gadell Place in Far Rockaway, Queens, Community District 14.

The police station was the first on the Rockaway peninsula. The three-story building was designed by Thomas E. O'Brien, with construction beginning in the fall of 1927 and completed by the end of 1928. According to the LPC report, the police station has two fully developed façades facing Mott Avenue and Scott A. Gadell Place and recalls an Italian Renaissance palazzo. The façades each feature a rusticated ground story with round-arched openings crowned by stepped arches, classical second-story window surrounds with consoles supporting alternating segmental and angular pediments, eared third-story window enframements, quoining, and a deep modillioned cornice with rosettes and a dentil molding. Its upper stories are faced in Harvard brick ranging in color from deep red to dark gray, laid in a subtle cross-bond pattern that adds additional visual texture to the facades. The one-story garage adjoining the station house reflects the increasing importance of motor vehicles to patrol work in the city's outlying areas by the 1920s.

The building has changed little from the time of its opening and it remains one of Far Rockaway's most prominent buildings, as well as a significant link to a crucial period in the neighborhood's development, when new civic, educational, transportation, and recreational facilities prompted Far Rockaway's emergence as a year-round community and cemented its connection to New York City and its government.

The police station is located on Mott Avenue in Downtown Far Rockaway. City Council adopted a rezoning of the area in September 2017 (C 170243 (A) ZMQ). The rezoning was part of the City's Downtown Far Rockaway Development Plan and it established medium-density, mixed-use districts near mass transit resources and along major corridors, including Mott Avenue to support the area's growth and vitality by fostering a vibrant mix of uses on vacant and underutilized sites. In addition, a Mandatory Inclusionary Housing area was established in which permanently affordable housing is required as part of all new residential development. The City's development plan also committed to exploring opportunities to recognize buildings in Downtown Far Rockaway for their historic significance to the area. Concurrent with the designation of the 53<sup>rd</sup> Precinct Police Station, LPC also designated the Engine Companies 264 & 328/Ladder Company 134 firehouse on Central Avenue as a landmark.

The landmark building is located in an R6/C2-4 zoning district, which allows a maximum floor area ratio (FAR) of 3.6 for residential use. The 10,000-square-foot zoning lot could be developed with up to 36,000 square feet of floor area. The zoning lot contains 18,680 square feet of floor area (1.87 FAR). The site therefore has 17,320 square feet of unused development rights.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark. There are four potential receiving sites available for the transfer of the subject landmark's unused floor area.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the LPC.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*

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**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*