CITY PLANNING COMMISSION

September 25, 2019 / Calendar No. 28 C 190251 MMQ

IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shore Front Parkway;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Queens, in accordance with Map No. 5033 dated April 17, 2019 and signed by the Borough President.

This application (C 190251 MMQ) for an amendment to the City Map was filed by Peninsula Rockaway Limited Partnership on February 1, 2019. The proposed City Map amendment, in conjunction with related applications, would facilitate a new mixed-use development with affordable housing, commercial, and community facility uses within a large-scale general development (LSGD), on property generally bounded by Beach 50th Street, Beach Channel Drive, Beach 53rd Street, and Rockaway Beach Boulevard (Block 15843, Lot 1, Block 15842, Lot 1 and p/o Lot 100, and Block 15857, Lot 1 and p/o Lot 7) in the Edgemere neighborhood of Queens, Community District 14.

RELATED ACTIONS

In addition to the City Map amendment (C 190251 MMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 190325 ZMQ	Zoning Map amendment to eliminate from an R5 district a C1-2 district, change an R5 district to a C4-4 district, and change a C8-1 district to a C4-3A district

N 190364 ZRQ Zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area, as well as allow a Physical Cultural Establishment (PCE) as-of-right within the LSGD

C 190366 ZSQ Special permit to provide relief from regulations governing yard requirements, street wall location, maximum base height, maximum building height and number of stories

C 190375 ZSQ Special permit to modify surface area requirements for signage

BACKGROUND

A full background discussion and description of this application appear in the report for the related special permit action (C 190366 ZSQ).

ENVIRONMENTAL REVIEW

The subject application (C 190251 MMQ), in conjunction with the applications for related actions (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ and C 190375 ZSQ) 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 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 18DCP124Q. The lead agency is the City Planning Commission.

A summary of the environmental review appears in the report for the related special permit (C 190366 ZSQ).

UNIFORM LAND USE REVIEW

On May 6, 2019 this application (C 190251 MMQ), in conjunction with the related applications (C 190325 ZMQ, C 190366 ZSQ and C 190375 ZSQ) was certified as complete by the Department of City Planning and was duly referred to Queens Community Board 14 in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 190364 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 14 held a public hearing on this application (C 190251 MMQ), in conjunction with the related actions, on June 25, 2019 and on that date, by a vote of 28 in favor, five opposed and one abstention, adopted a resolution recommending approval of the application with conditions. A summary of the Community Board's recommendation and conditions appears in the report for the related zoning special permit (C 190366 ZSQ).

Borough President Recommendation

This application (C 190251 MMQ), in conjunction with the related applications, was considered by the Queens Borough President, who held a public hearing on this application on July 11, 2019 and issued a recommendation on August 8, 2019 disapproving the application with conditions.

A summary of the Borough President's recommendation appears in the report for the related zoning special permit (C 190366 ZSQ).

City Planning Commission Public Hearing

On July 31, 2019 (Calendar No. 20), the City Planning Commission scheduled August 14, 2019 for a public hearing on this application (C 190251 MMQ). The hearing was duly held on August 14, 2019 (Calendar No. 49) in conjunction with the public hearing on the applications for the related actions (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ and C 190375 ZSQ).

There were a number of speakers, as described in the report for the related special permit action

(C 190366 ZSQ), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 190251 MMQ) and the related actions (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ and C 190375 ZSQ) 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 Statement 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 18-070.

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

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 190251 MMQ), in conjunction with the related applications, is appropriate. A full description of the Commission's consideration appears in the report for the related zoning special permit (C 190366 ZSQ).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 13, 2019, with respect to this application (CEQR No. 18DCP124Q), the City Planning Commission finds that the requirements of the New York

State Environmental Quality Review Act and Regulations have been met and that

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, pursuant to the restrictive declaration attached as Exhibit A to City Planning Commission report for C 190366 ZSQ, those project components related to environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shore Front Parkway;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5033 dated April 17, 2019 and signed by the Borough President, is approved.

All such approvals being subject to the following conditions:

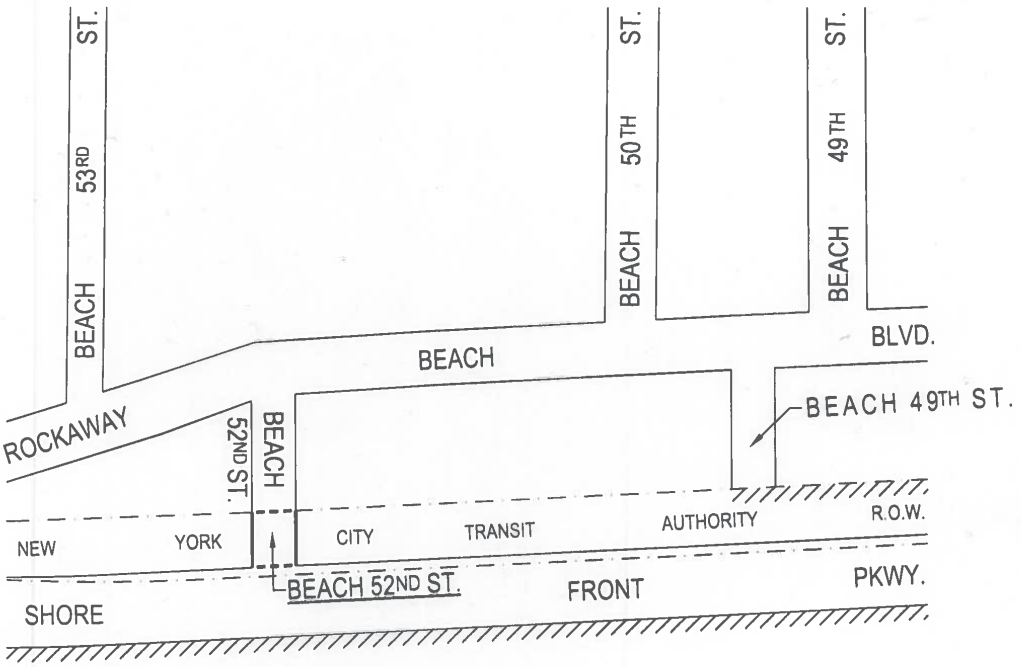
a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. C 190251 MMQ dated April 17, 2019 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 190251 MMQ), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 28), 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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD*, *Commissioners*

C.D. 14

C 190251 MMQ
Refer to Alt. Map No. 5033



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
30
BOROUGH OF
QUEENS

New York, Certification Date
MAY 6, 2019

P. Montgomery, P.E.
Chief Engineer

SCALE IN FEET
200 0 200

NOTE:
——— Indicates line of street legally adopted.
——— Indicates line of street proposed to be established.
- - - - Indicates line of street proposed to be eliminated.
////// Indicates Park line heretofore established and hereby retained.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.