DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

March 16, 2020

Derek Lee, R.A.
Borough Commissioner
Department of Buildings
120-55 Queens Boulevard
Kew Gardens, N.Y. 11424

Re: Applic. Nos. C 190366 ZSQ and C 190375 ZSQ
Peninsula Hospital Redevelopment Plan
Bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street
Block 15842, Lot 1 & p/o Lot 100; Block 15843, Lot 1; Block 15857, Lots 1 & p/o Lot 7
C4-4 and C4-3A Districts
Large-Scale General Development
Borough of Queens
Community District 14

Dear Commissioner Lee:

Please be advised of the applications (C 190366 ZSQ and C 190375 ZSQ) submitted by Peninsula Rockaway Limited Partnership in connection with a proposed mixed use development within a large-scale general development, on property at the above referenced location, as follows:

1. C 190366 ZSQ – an application for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements), the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts), and the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), was approved by the City Planning Commission on September 25, 2019 (Cal. No. 26) and by the City Council, with modifications, on November 14, 2019 (Res. No. 1167), on which date said Resolution of Approval became effective; and

2. C 190375 ZSQ – an application for the grant of a special permit pursuant to Section 74-744(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), was approved by the City Planning Commission on September 25,

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2019 (Cal. No. 27), and by the City Council on November 14, 2019 (Res. No. 1168), on which date said Resolution of Approval became effective;

THE SPECIAL PERMITS (C 190366 ZSQ & C 190375 ZSQ) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-743(a)(2) AND 74-744(c)(1), RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 190325 ZMQ – an application for an amendment to the Zoning Map, Section No. 30c eliminating from within an existing R5 District a C1-2 District, changing from an R5 District to a C4-4 District and changing from a C8-1 District to a C4-3A District, was approved by the City Planning Commission on September 25, 2019 (Cal. No. 24), and by the City Council on November 14, 2019 (Res. No. 1165), on which date said Resolution of Approval became effective;

N 190364 ZRQ – an application for an amendment of the Zoning Resolution of the City of New York, modifying the use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, was approved by City Planning Commission on September 25, 2019 (Cal. No. 25) and by the City Council, with modifications, on November 14, 2019 (Res. No. 1166), on which date said Resolution of Approval became effective; and

C 190251 MMQ – an application for an amendment to the City Map involving the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shorefront Parkway and 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, was approved by the City Planning Commission on September 25, 2019 (Cal. No. 28), and by the City Council on November 14, 2019 (Res. No. 1169), on which date said Resolution of Approval became effective;

In connection with the applications (C 190366 ZSQ & C 190375 ZSQ), the applicant executed a Declaration of Large-Scale General Development, which was recorded on January 15, 2020 (CRFN: 2020000018394), and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel William Vidal at (212) 720-3378.

Enclosed for your information are the following:

1. a copy of applications (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ, C 190375 ZSQ and C 190251 MMQ);

2. a copy of the City Planning Commission reports for applications (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ, C 190375 ZSQ and C 190251 MMQ), dated September 25, 2019 (Cal. Nos. 24, 25, 26, 27 and 28, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications (C 190325 ZMQ, N 190364 ZRQ, C 190366 ZSQ, C 190375 ZSQ and C 190251 MMQ), dated November 14, 2019 (Res. Nos. 1165, 1166, 1167, 1168, and 1169, respectively);

4. a copy of the Declaration, dated November 14, 2019, executed by Peninsula Rockaway Limited Partnership, and recorded in New York County Office of the City Register on January 15, 2020 (CRFN No. 2020000018394); and

5. the following approved drawings prepared by Aufgang Architects and Terrain-NYC Landscape Architecture PC:

C 190366 ZSQ

Dwg. No.	Title	Last Revised Date
Z-001.00	Zoning Analysis	11/12/2019
Z-100.00	Zoning Lot Site Plan	11/12/2019
Z-110.00	Waiver Plan	11/12/2019
Z-111.00	Waiver Section	11/12/2019
Z-112.00	Waiver Section	11/12/2019
Z-113.00	Waiver Section	11/12/2019
L-100	Pedestrian Plaza Plan	05/06/2019
L-200	Pedestrian Plaza Planting Plan	05/06/2019
L-201	Pedestrian Plaza Planting Details	05/06/2019
L-300	Pedestrian Plaza Seating Plan	05/06/2019
L-301	Pedestrian Plaza Seating Details 1	05/06/2019
L-302	Pedestrian Plaza Seating Details 2	05/06/2019
L-303	Pedestrian Plaza Seating Part Plan	05/06/2019
L-400	Pedestrian Plaza Grading and Paving Plan	05/06/2019
L-401	Pedestrian Plaza Grading and Paving Details	05/06/2019
L-500	Pedestrian Plaza Photometric Plan	05/06/2019
L-501	Pedestrian Plaza Lighting Cut Sheet	05/06/2019
L-600	Pedestrian Plaza Signs and Site Furnishing Details	05/06/2019
L-601	Pedestrian Plaza Play Area Part Plan	05/06/2019
L-602	Pedestrian Plaza Sections	05/06/2019

C 190375 ZSQ

Dwg. No.	Title	Last Revised Date
Z-001.00	Zoning Analysis	11/12/2019
Z-100.00	Zoning Lot Site Plan	11/12/2019
Z-120.00	Signage Details	11/12/2019

Sincerely,

Steven Lenard

cc: A. Laremont
J. Merani
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K. Ramnarine
R. Ferguson
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