DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

April 22, 2016

Nilda Mesa, Director
Mayor's Office of Sustainability
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Rockaway Beach Boulevard Rezoning**
CEQR No.16DCP145Q
ULURP Nos. 160219ZMQ, 160220ZRQ
Queens, Community District 14
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Rockaway Beach Hotel LLC, is seeking a Zoning Map Amendment from R5B/C1-3 to an R6A/C2-5 zoning district affecting the entirety of Block 16180, Lots 1, 2, 3, 8 and 9 (the "Rezoning Area"), located in the Rockaway Beach neighborhood of Queens, Community District 14. The applicant also seeks a Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing Area coterminous with the Rezoning Area. The proposed actions would facilitate a proposal by the applicant to construct a four-story (40-foot), 35,896 gross square foot (gsf), 33-room transient hotel (Use Group 5) with an accessory eating and drinking establishment on the applicant's property at 108-20 Rockaway Beach Boulevard (Block 16180, Lots 1, 2, and 3, referred to as "Projected Development Site 1").

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Currently, a portion of Projected Development Site 1 (Lots 1 and 2) is developed with two, vacant semi-detached buildings which were formerly occupied by hotel (Use Group 5) and accessory restaurant use. Lot 3 is currently vacant. The proposed rezoning would also affect one non-applicant owned site: Lots 8 and 9 of Block 16180 ("Projected Development Site 2"). The site is developed with a 4,875 gsf restaurant (Use Group 6) with twelve accessory parking spaces provided in a surface lot.

The Rezoning Area, currently mapped R5B/C1-3, permits a maximum residential floor area ratio (FAR) of 1.35, a maximum commercial FAR of 1.0, and maximum Community Facilities FAR of 2.0. Transient hotels (Use Group 5) are not permitted in C1-3 districts. The maximum building height for residential and mixed use buildings is 33 feet for buildings fronting on wide streets. The proposed actions would rezone the affected area to R6A/C2-5, allowing an increase in residential FAR of up to 3.6, with affordable housing provided pursuant to the MIH program. The maximum commercial FAR is 2.0, and transient hotels (Use Group 5) are permitted as-of-right. The maximum building height would be increased to 85 feet.

Because the proposed zoning amendment would allow a wide range of uses, two development scenarios were considered for conservative analysis purposes for Projected Development Site 1. The first scenario analyzes the proposed project, a four-story, 35,896 gsf, 33-room hotel (Use Group 5) with an accessory eating and drinking establishment. The second scenario, a mixed-use residential development, would be comprised of 30,562 gsf of residential (including approximately 9 units of affordable housing) and 11,000 gsf of ground floor retail space. Projected Development Site 2 is assumed to include 19,558 gsf of residential floor area (including approximately 5 units of affordable housing) and 6,880 gsf of retail space.

Absent the proposed actions, the existing conditions on all affected lots would remain in their current condition. Projected Development Site 1 would remain unoccupied; the existing two-story eating and drinking establishment on Projected Development Site 2 would continue in its current use.

The proposed project is expected to be completed by 2019.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at (212) 720-3328 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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