# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 550 through 554**

**(Res. Nos. 1165 through 1169)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS** **CB**-**14 - FIVE APPLICATIONS RELATED TO PENINSULA HOSPITAL**

**REDEVELOPMENT PLAN**

**C 190325 ZMQ (L.U. No. 550)**

City Planning Commission decision approvingan application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c:

1. eliminating from within an existing R5 District a C1-2 District bounded by a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and the easterly street line of former Beach 51st Street;

2. changing from an R5 District to a C4-4 District property 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, and Beach 53rd Street; and

3. changing from a C8-1 District to a C4-3A District property bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52nd Street;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-532.

**N 190364 ZRQ (L.U. No. 551)**

City Planning Commission decision approving an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Section 201 of the New York City Charter, 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, Borough of Queens, Community District 14.

**C 190366 ZSQ (L.U. No 552)**

City Planning Commission decision approving an application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify:

1. 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);
2. the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and
3. 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);

in connection with a proposed mixed used development, within a large-scale general development, on property 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, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4 and C4-3A Districts, Borough of Queens, Community District 14.

**C 190375 ZSQ (L.U. No. 553)**

City Planning Commission decision approving an application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter 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), in connection with a proposed mixed used development, within a large-scale general development, on property 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, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4 and C4-3A Districts, Borough of Queens, Community District 14.

**C 190251 MMQ (L.U. No. 554)**

City Planning Commission decision approving 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.

## INTENT

To approve an amendment to change the project area’s zoning from existing R5, R5/C1-2, and C8-1 districts to C4-3A and C4-4 districts; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2, and modify ZR Section 74-744(a) to allow a Physical Culture Establishment as-of-right within the LSGD; grant an approval of the special permit pursuant to ZR Section 74-743(a)(2) to modify rear yard requirements, modify side yard requirements, and modify height and setback requirements; grant an approval of the special permit pursuant to ZR Section 74-744(c)(1) to modify surface area requirements for illuminated and non-illuminated signage; and amend the City Map and included acquisition or disposition to 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.

## PUBLIC HEARING

**DATE:** October 3, 2019

**Witnesses in Favor:** Eleven **Witnesses Against:** Six

## SUBCOMMITTEE RECOMMENDATION

**DATE:** November 4, 2019

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 551, 552 and 553 and approve the decisions of the City Planning Commission on L.U. Nos. 550 and 554.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** November 12, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Diaz

Moya

Rivera

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSIONS**

The City Planning Commission filed a letter dated November 13, 2019, with the Council on November 13, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.