



Legislation Text

File #: Res 1258-2016, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1258**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160351 ZMQ, a Zoning Map amendment (L.U. No. 492).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on September 23, 2016 its decision dated September 21, 2016 (the "Decision"), on the application submitted by Gleitman Realty Associates, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 31a, changing from an R4-1 District to an R5 District, and establishing within the proposed R5 District a C1-3 District to facilitate the construction of a one-story commercial building and a five-story residential building in the Far Rockaway neighborhood of Queens, (ULURP No. C 160351 ZMQ), Community District 14, Borough of Queens (the "Application");

WHEREAS, the Application is related to application C 160033 ZMQ (L.U. No. 491), an amendment of the Zoning Map establishing within an existing R5 District a C1-3 District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 5, 2016;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration (CEQR No. 16DCP133Q) issued on May 23, 2016 (the "Negative Declaration");

**RESOLVED:**

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 160351 ZMQ, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and

2. establishing within the proposed R5 District a C1-3 District bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northerly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016, Community District 14, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 13, 2016, on file in this office.

City Clerk, Clerk of The Council