



Legislation Text

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File #: Res 1254-2016, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1254**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160219 ZMQ, a Zoning Map amendment (L.U. No. 480).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on September 9, 2016 its decision dated August 24, 2016 (the "Decision"), on the application submitted by Rockaway Beach Hotel, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 30b, to rezone property from R5B/C1-3 to R6A/C2-5 to facilitate development of an approximately 24,000 square foot transient hotel in the Rockaway Park neighborhood of Queens, (ULURP No. C 160219 ZMM), Community District 14, Borough of Queens (the "Application");

WHEREAS, the Application is related to application N 160220 ZRQ (L.U. No. 481), a zoning text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to apply Inclusionary Housing regulations in Community District 14, Borough of Queens;

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. 15DCP145Q) issued on May 23, 2016, which includes an (E) Designation (E-387) related to air quality, noise, and hazardous materials to avoid the potential for significant adverse impacts (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 160219 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. 30b:

1. eliminating from an existing R5B District a C1-3 District bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;
2. changing from an R5B District to an R6A District property bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street; and
3. establishing within the proposed R6A District a C2-5 District bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387, 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