



Legislation Text

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File #: Res 1587-2021, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1587**

**Resolution approving the decision of the City Planning Commission on Application No. N 210071 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 740).**

**By Council Members Salamanca and Moya**

WHEREAS, New York City Department of Housing Preservation and Development, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21, which in conjunction with the related actions would facilitate a new-mixed use development with residential, commercial, community facility, and open space uses on property generally bounded by Rockaway Freeway, Rockaway Beach and Boardwalk, Beach 32<sup>nd</sup> Street and Beach 56<sup>th</sup> Place in the Arverne neighborhood of Queens, Community District 14 (ULURP No. N 210071 ZRQ), (the "Application");

WHEREAS, the City Planning Commission filed with the Council on February 19, 2021, its decision dated February 17, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 210069 HNQ (Pre. L.U. No. 738), a designation of an Urban Development Action Area and Urban Development Action Area Project and C 210070 ZMQ (Pre. L.U. No. 739), a zoning map amendment from C4-4 to a Special Mixed Use District (MX-21:M1-4/R6);

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on February 23, 2021;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued on August 27, 2020 and revised negative declaration issued on February 22, 2021 (CEQR No. 20HPD081Q) (the "Negative Declaration").

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as

set forth in the Negative Declaration.

Pursuant to Sections 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, N 210071 ZRQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

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## **Article XII - Special Purpose Districts**

### **Chapter 3**

#### **Special Mixed Use District**

#### **123-00**

#### **GENERAL PURPOSES**

The "Special Mixed Use District" regulations established in this Chapter of the Resolution are designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage investment in mixed residential and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner ensuring the health and safety of people using the area;
- (b) to promote the opportunity for workers to live in the vicinity of their work;
- (c) to create new opportunities for mixed use neighborhoods;
- (d) to recognize and enhance the vitality and character of existing and potential mixed use neighborhoods;
- (e) and to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings and thereby protect City tax revenues.

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#### **123-90**

#### **SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed Use District# - 18: (10/17/19)

Mott Haven, The Bronx

The #Special Mixed Use District# - 18 is established in Mott Haven in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 20: (5/8/19)

Crown Heights West, Brooklyn

The #Special Mixed Use District# - 20 is established in Crown Heights West in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 21: [date of adoption]

Arverne, Queens

The #Special Mixed Use District# - 21 is established in Arverne in Queens as indicated on the #zoning maps#.

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 March 25, 2021, on file in this office.

City Clerk, Clerk of The Council