



**IN THE MATTER OF** an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R3-1 District a C1-2 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 338 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
2. changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102<sup>nd</sup> Street;
3. establishing within an existing R3-1 District a C1-3 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road and its easterly centerline prolongation, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), a line 100 feet southerly of 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, a line 120 feet northerly of 160<sup>th</sup> Avenue, 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street; and
5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102<sup>nd</sup> Street;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated February 21, 2017.

This application for a zoning map amendment was filed by the New York City Department of City Planning on February 16, 2017, in conjunction with a related zoning text amendment (N 170267 ZRQ), which will affect all or portions of 22 tax blocks in Hamilton Beach, Queens, Community District 10.

## **RELATED ACTION**

In addition to the zoning map amendment (C 170255 ZMQ) that is the subject of this report, implementation of the proposed plan also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**N 170267 ZRQ**        Zoning text amendment to establish a Special Coastal Risk District and a Hamilton Beach subdistrict

## **BACKGROUND**

The New York City Department of City Planning (DCP) is seeking a zoning map amendment and a related zoning text amendment in the Hamilton Beach neighborhood of Queens, Community District 10. Together, these applications would apply a special zoning designation to ensure that land use regulations do not encourage growth in an area vulnerable to flooding from sea level rise. The special zoning designation would limit future development to low-density buildings that are more easily adapted to Hamilton Beach's projected flood risk and consistent with the area's built character.

Hamilton Beach is located to the north of Jamaica Bay, and is generally bounded by 159th Road, the A-Train right-of-way, a U.S. Bulkhead and Pierhead Line, and 102nd Street. The predominant built form in this area is detached residences, but lot sizes differ. Hawtree Basin on the western edge of the neighborhood is lined with private docks for recreational boating. The New York City Transit Authority's A-Train and AirTrain shuttle to John F. Kennedy International Airport share a station located at Coleman Square, a small retail area just north of Hamilton Beach. The area has approximately 1,400 residents and 857 buildings, the majority of which are one- and two-family detached residences.

Hamilton Beach is projected to experience daily tidal inundation due to sea level rise by the 2050s, and there are few viable options for investment in infrastructure in this neighborhood to mitigate this long-term flood risk. With the exception of 164th Drive, the neighborhood still lacks storm sewers, and the entire shoreline is exposed to floodwaters entering from Jamaica Bay, which makes shoreline protection difficult and costly.

According to projections in *Building the Knowledge Base for Climate Resiliency: New York City Panel on Climate Change 2015 Report*, climate change and sea level rise will reshape New York City's waterfront and subject some neighborhoods to more frequent and damaging floods. To reduce these risks, the City has been updating its regulations governing building design and development throughout the floodplain. Reducing flood risks to New York City's building stock by promoting resilient building design measures is part of the City's multifaceted plan for resiliency, along with enhancing coastal protections, hardening infrastructure systems, and promoting community preparedness.

A temporary, emergency citywide text amendment (N 130331(A) ZRY) following Hurricane Sandy, adopted in October 2013, encouraged flood-resilient building construction throughout designated floodplains by removing regulatory barriers that hindered or prevented reconstruction, and aligned zoning with the most recent FEMA and building code standards for flood resistant construction. Also in 2013, DCP launched the Resilient Neighborhoods initiative, working directly with the Mayor's Office of Recovery and Resiliency, City agencies, and communities in the floodplain on land use, zoning, and development issues in light of the new understanding of coastal flood risk.

Through the Resilient Neighborhoods initiative, DCP identified instances where local zoning updates could address specific neighborhood conditions and risks. In some of the most at-risk areas of the floodplain—particularly Hamilton Beach, which is at risk of future daily tidal flooding from sea level rise—zoning changes are needed to reflect planning goals for the area, so that future development does not substantially increase the population of an area increasingly vulnerable to flooding. In other areas of the floodplain, where risks are from infrequent, severe events, other zoning strategies will make sense to promote retrofitting and development that increases compliance with floodplain construction standards. In each area under study, potential zoning changes are identified in close consultation with area stakeholders.

Hamilton Beach was studied through the Resilient Neighborhoods initiative because it is among the most vulnerable neighborhoods in the city to flooding. Hamilton Beach faces flood hazards from storm surges generated by large storm events like Hurricane Sandy, and some parts of the neighborhood experience periodic tidal flooding today, a condition likely to become more severe over time with projected sea level rise. The proposed zoning text for this area is intended to limit the population at risk from projected flood hazards, and was developed through close consultation with a Community Advisory Committee comprised of representatives from Community Board 10, the New Hamilton Beach Civic Association, local elected officials, and other organizations over the course of three years through the Resilient Neighborhoods study for Old Howard Beach, Hamilton Beach, and Broad Channel.

The needs identified in Hamilton Beach, as well as Broad Channel, Queens, and the State Buyout Areas of Staten Island, are location-specific and time-sensitive due to the vulnerability of these areas. These rezonings are, therefore, the first neighborhood resiliency rezonings proposed by DCP.

Hamilton Beach is currently zoned R3-1. A C1-2 commercial overlay district is mapped in Coleman Square to the north. These zoning districts have remained largely unchanged since 1961 when the current Zoning Resolution was adopted. The existing R3-1 zoning district does not reflect existing conditions in terms of predominant building types and lot widths in the area. Though Hamilton Beach is primarily comprised of detached residences (78 percent are one-family and seven percent are two-family), since the early 2000s the neighborhood has seen an increase in the number of semi-detached houses. This housing type, though permitted under existing zoning, does not reflect the established character of the neighborhood and is more difficult to elevate above the floodplain than a detached residence because of the shared wall. Approximately a quarter of lots in Hamilton Beach do not meet the minimum lot width requirement of 40 feet under current zoning. In addition, more than 25 percent of lots in Hamilton Beach are vacant, though not all are developable due to deed restrictions or various constraints faced by small lots or lots under water. However, the two-family semi-detached residences allowed under current zoning could introduce additional density to the vacant lots, or to other redeveloped lots.

The R3-1 district within Hamilton Beach is generally bounded by 160th Avenue to the north, the A-Train right-of-way to the east, a park boundary to the south, and a U.S. Pierhead and Bulkhead Line and 102nd Street to the west. R3-1 districts are the lowest density districts that allow semi-

detached one- and two-family residences. Detached residences are also allowed. The maximum floor area ratio (FAR) is 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 3,800 square feet for a detached house and 1,700 square feet for other residences. The minimum lot width for a detached house is 40 feet, or 18 feet for other residences. The maximum perimeter wall height and building height are 21 feet and 35 feet, respectively. Front yards must be at least 15 feet deep, and side yards must total 13 feet for detached houses (with a 5-foot minimum for one side yard), and 8 feet for semi-detached houses. One off-street parking space is required for each dwelling unit. Community facilities are allowed at a maximum FAR of 1.0.

A C1-2 commercial overlay is mapped in Coleman Square, to the north of Hamilton Beach. C1 overlays are typically mapped within residential districts to allow a range of local retail and service establishments to serve the surrounding neighborhood. When C1 overlay districts are mapped within R1 through R5 residential districts, the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use, but most retail uses generally require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet. For C1-2 overlays, if the number of spaces required is less than 15, the parking requirements are waived.

The proposed actions would more closely reflect Hamilton Beach's established character and lot configurations and help achieve the goal of limiting new residential development in an area projected to experience daily tidal inundation due to sea level rise by the 2050s, when low- to high-end projections for daily tidal flooding could impact between 10 percent and 55 percent of buildings in the area. There are few viable options for investment in infrastructure to mitigate this flood risk.

An R3A district is proposed for the majority of the Hamilton Beach rezoning area, excluding parts of Coleman Square, which will remain zoned as R3-1. R3A districts permit one- and two-family detached residential buildings. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 2,375 square feet and the minimum lot width is 25 feet. Front yards must be at least 10 feet deep, and side yards must total 8 feet. One off-street parking space is required for each dwelling unit. Community facilities are allowed a maximum FAR of 1.0.

The R3A district will more closely reflect the detached character of Hamilton Beach, as well as its predominance of narrow lots, as 46 percent are less than 25 feet wide, and 72 percent are less than

40 feet wide. Recent new construction in Hamilton Beach has generally consisted of semi-detached residential buildings, which do not reflect this character and are more difficult to retrofit. The proposed R3A district would also limit vulnerability and promote resilient buildings in Broad Channel by reducing the allowed density to detached houses, which is a building type that is easier to retrofit.

The proposed R3A district regulations would be modified by the Special District as described below.

This proposal would also rezone the Coleman Square commercial node to better reflect existing development patterns. The proposed rezoning from C1-2 to C1-3 will include a southern portion that is rezoned from R3-1 to R3A; this area is generally bounded by a line 120 feet north of 160th Avenue, the A-Train right-of-way, 160th Avenue, and 102nd Street. The northern and western portions of Coleman Square will remain as an R3-1 district. The overlay will be extended to the A-Train right-of-way to ensure that existing commercial uses are brought into conformance with zoning.

C1-3 districts promote commercial development that serves the local shopping needs and allow a maximum FAR of 1.0 when mapped in R1 through R5 districts. The change in overlay would slightly reduce the off-street parking requirement for commercial uses; current C1-2 overlays require one space for every 300 square feet of commercial floor area, while the proposed C1-3 overlay requires one space for every 400 square feet of commercial floor area. In C1-3 overlays, if the number of spaces required is less than 25, the parking requirement is waived.

This update to the commercial overlay would provide commercial buildings relief from high off-street parking requirements that could make the incorporation of flood mitigation measures into the renovation, reconstruction, or redevelopment of commercial uses more difficult.

The proposed zoning text amendment (N 170267 ZRQ) would establish a Hamilton Beach subdistrict within the Special Coastal Risk District in the Zoning Resolution coincident with the Hamilton Beach R3A zoning area. Hamilton Beach is characterized primarily by one- and two-family detached residences, which make up 86 percent of all residential lots. The Hamilton Beach subdistrict of the Special Coastal Risk District would modify the regulations of the proposed R3A district to limit future residential development to single-family detached residences, except on lots at least 40 feet wide, where two-family detached houses would be allowed, as approximately a quarter of the lots in Hamilton Beach are at least 40 feet wide. This change would establish limits

on the density of population that is appropriate to the area's flood risk. In addition, community facilities that include sleeping or overnight accommodations would be prohibited.

The Special Coastal Risk District is expected to be applied to a limited number of neighborhoods facing future flood risks of exceptional magnitude or character. Other such areas, including the areas of the East Shore of Staten Island affected by the New York State Enhanced Buyout Program, would be designated as subdistricts, with regulations appropriate to the particular risks they face and other attributes of the area.

## **ENVIRONMENTAL REVIEW**

This application (C 170255 ZMQ) and the related application (N 170267 ZRQ) were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DCP115Q. The lead agency is the City Planning Commission.

The City Planning Commission has determined that the proposed action will have no significant effect on the environment.

## **UNIFORM LAND USE REVIEW**

This application (C 170255 ZMQ) was certified as complete by DCP on February 21, 2017, and was duly referred to Community Board 10 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related action (N 170267 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Community Board 10 held a public hearing on April 6, 2017 on this application (C 170255 ZMQ), and on that date, by a vote of 34 in favor, none opposed and with no abstentions, adopted a resolution recommending approval of the application.

## **Borough President Recommendation**

This application (C 170255 ZMQ) was considered by the Borough President, who issued a recommendation on May 19, 2017 to approve the application.

## **City Planning Commission Public Hearing**

On May 10, 2017 (Calendar No. 11), the City Planning Commission scheduled May 24, 2017 for a public hearing on this application (C 170255 ZMQ). The hearing was duly held on May 24, 2017 (Calendar No. 29), in conjunction with the application for the related action. There were two speakers in favor of the application and none opposed.

Two speakers gave testimony in support of this application (C 170255 ZMQ) and the application for the related action (N 170267 ZRQ). The Chair of Queens Community Board 10 acknowledged that this proposal was the result of the Old Howard Beach, Hamilton Beach, and Broad Channel Resilient Neighborhoods study recommendations, which incorporated community input. The Chair reiterated the community's support for zoning changes to match the existing built form and limit future vulnerability and by controlling density. The Chair also expressed support for the change to the commercial overlay in Coleman Square. The President of the New Hamilton Beach Civic Association also spoke, describing the unique conditions of the neighborhood: only one access route by car, two access paths by foot, 11 dead end streets, a predominance of single-family bungalows built in the 1930s, the construction of multi-family semi-detached houses in the early 2000s following the sale of City-owned lots, and the already overtaxed infrastructure. These conditions were noted as being challenged by the eight feet of inundation during Hurricane Sandy, and the future sea level rise risk, of 30 inches in the 2050s to up to six feet by the end of the century. The President of the Civic Association noted that existing zoning could put more people at risk and does not account for the existing lot conditions, while controlling density through the Special Coastal Risk District will help limit the number of people at risk.

## **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 170255 ZMQ) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront



Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 17-015.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 170255 ZMQ), in conjunction with the related application for a zoning text amendment (N 170267 ZRQ), is appropriate.

The goal of the proposed actions is to limit flood vulnerability and promote resilient buildings in an area of the city that is among the most vulnerable to future flooding, and will guide future development in a manner that is consistent with the built character of the area. The current R3-1 zoning district in Hamilton Beach has been in place since 1961, and does not reflect the area's established building patterns or current or future flood vulnerability. The R3-1 zoning district will be replaced by an R3A zoning district, and further modified by the proposed zoning text amendment (N 170267 ZRQ), which will limit future residential development of two-family detached residences to lots at least 40 feet wide.

The Commission believes that establishing a Hamilton Beach subdistrict within the Special Coastal Risk District, proposed as part of the related application for a zoning text amendment (N 170267 ZRQ), will reflect the area's established character and limit new residential development in an area projected to experience daily tidal inundation from sea level rise by the 2050s, and where there are few other viable options for investment in infrastructure to mitigate this flood risk. The Hamilton Beach subdistrict of the Special Coastal Risk District will limit future development of two-family detached residences to lots at least 40 feet wide. In addition, community facilities that include sleeping or overnight accommodations would be prohibited.

The C1-3 commercial overlay proposed for Coleman Square will better reflect existing development patterns and slightly reduce the off-street parking requirement to make it easier to reconstruct commercial buildings in the event of a flood.

These proposals, which were developed through the Resilient Neighborhoods study for Old Howard Beach, Hamilton Beach, and Broad Channel, were refined over the last three years through an extensive public outreach process and in close collaboration a Community Advisory Committee and with Community Board 10, the New Hamilton Beach Civic Association, local property owners, and local elected officials.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 18b:

1. eliminating from an existing R3-1 District a C1-2 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 338 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
2. changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102<sup>nd</sup> Street;
3. establishing within an existing R3-1 District a C1-3 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road and its easterly centerline prolongation, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), a line 100 feet southerly of 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, a line 120 feet northerly of 160<sup>th</sup> Avenue, 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;

4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street; and
5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102<sup>nd</sup> Street;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated February 21, 2017.

The above resolution (C 170255 ZMQ), duly adopted by the City Planning Commission on June 7, 2017 (Calendar No. 15) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with requirements of Section 197-d of the New York City Charter.

**MARISA LAGO**, *Chair*


**KENNETH J. KNUCKLES, Esq.**, *Vice Chairman*

**RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE DE LA UZ,**

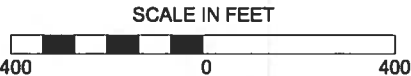
**JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,**


**HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN,**

**LARISA ORTIZ**, *Commissioners*







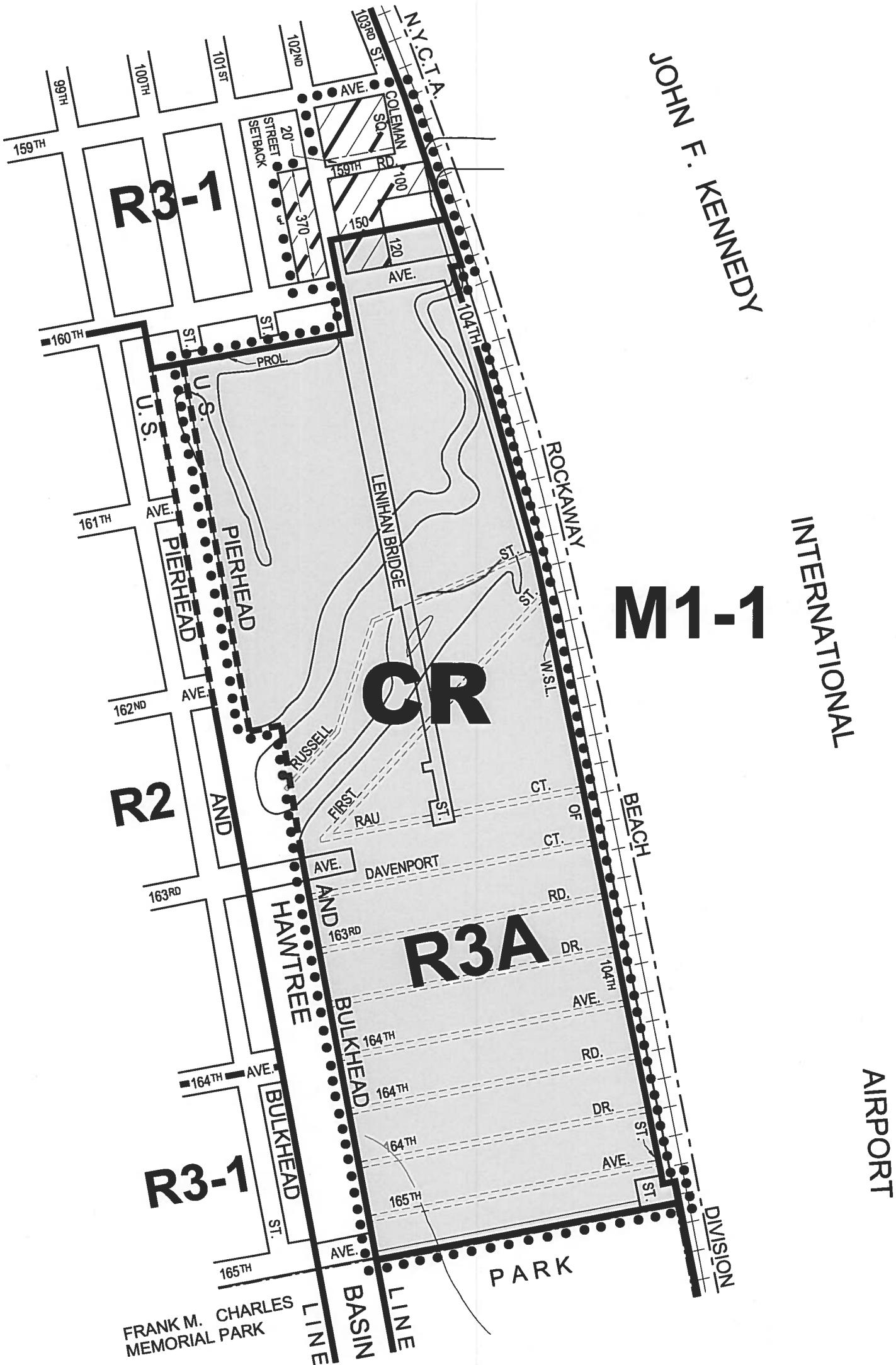
New York, Certification Date  
FEBRUARY 21, 2017





S. Lenard, Director  
Technical Review Division

- NOTE:
-  Indicates Zoning District Boundary.
  -  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-2 District from within an existing R3-1 District, by changing an R3-1 District to an R3A District, by establishing C1-3 Districts within an existing R3-1 District and a proposed R3A District, and by establishing a Special Coastal Risk District.
  -  Indicates a C1-3 District.
  -  Indicates a Special Coastal Risk District.



NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



**ELIZABETH BRATON**  
*Chairperson*

## COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS  
115-01 LEFFERTS BOULEVARD  
SOUTH OZONE PARK, N.Y. 11420  
TEL: (718) 843-4488  
FAX: (718) 738-1184  
E-MAIL: [cb10qns@nyc.rr.com](mailto:cb10qns@nyc.rr.com)



**KARYN PETERSEN**  
*District Manager*

April 7, 2017

Melissa Herlitz  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Dear Melissa:

Community Board 10 worked with the Department of City Planning in developing the Hamilton Beach Rezoning. The specific community is represented by the New Hamilton Beach Civic Association. They were kept apprised throughout the process and fully supported the provisions of this rezoning. Community Board 10's Land Use Committee met and reviewed the proposal. The recommendation of the committee was that the Board recommend approval with no conditions.

At the April 6, 2017 Community Board 10 Meeting the Board voted unanimously to approve the Hamilton Beach Rezoning. The vote was as follows; 34 were in favor, 0 abstaining, 0 opposing. One member recused himself due to a conflict of interest. Community Board 10 has a total of 44 members.

Very truly yours,

Elizabeth Braton  
EB:mat

Cc: M. John Young, Director  
Queens Borough Office, NYC Dept. of City Planning

Mr. Irving Poy  
Queens Borough President's Office

Application #: **C 170255 ZMQ**

CEQR Number: 17DCP115Q

Project Name: **Hamilton Beach**

Borough(s): **Queens**

Community District Number(s): **10**

Please use the above application number on all correspondence concerning this application

Docket Description:

**SEE ATTACHED**

Received

MAR - 2 2017

AT the April 6, 2017 Community Board Meeting **Community Board 10**  
the Board voted Unanimously to approve The  
Hamilton Beach Rezoning.

Related Applications:

N 170267 ZRQ

Applicant(s):

Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Applicant's Representative:

John D. Young, Director  
Queens Borough Office  
NYC Department of City Planning  
120-55 Queens Boulevard, Room 201  
Kew Gardens, NY 11424

Contact:

Address questions about this application to the following DCP office:

DEPARTMENT OF CITY PLANNING  
Queens Office

Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Fax: 718-520-2096

Public Review Timeline:

On **February 21, 2017** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **March 2, 2017** and must be completed by **May 1, 2017**

Application #: **C 170255 ZMQ**

CEQR Number: 17DCP115Q

Project Name: **Hamilton Beach**

Borough(s): **Queens**

Community District Number(s): **10**

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

1. Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:

- **EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
- **MAIL:** Calendar Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
- **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"

2. Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

**SEE ATTACHED**

*At the April 6, 2017 Community Board 10 monthly Meeting,  
the Board Voted Unanimously to approve the  
Hamilton Beach Rezoning*

<b>Applicant(s):</b> Department of City Planning 120 Broadway, 31st Floor New York, NY 10271		<b>Applicant's Representative:</b> John D. Young, Director Queens Borough Office NYC Department of City Planning 120-55 Queens Boulevard, Room 201 Kew Gardens, NY 11424
<b>Contact:</b> Address questions about this application to the following DCP office: <b>DEPARTMENT OF CITY PLANNING</b> Queens Office Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424 Phone: 718-520-2100 Fax: 718-520-2096		
<b>Notification submitted by:</b> Queens Community Board 10		
<b>Date of Public Hearing:</b> 4/6/17		<b>Time:</b> 7:45pm
<b>Hearing Location:</b> Knights of Columbus Hall 135-45 Lefferts Blvd, S. Ozone Park, NY 11420		
<b>Name of CB/BB officer completing this form</b> <i>Elizabeth Braton</i>	<b>Title</b> <i>Chairman</i>	<b>Date</b> 4/7/17

Application #: **C 170255 ZMQ**

Project Name: **Hamilton Beach**

CEQR Number: 17DCP115Q

Borough(s): **Queens**

Community District Number(s): **10**

Please use the above application number on all correspondence concerning this application

### SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

**SEE ATTACHED**

*at the April 6, 2017 Community Board 10 monthly Meeting, the Board voted unanimously to approve the Hamilton Beach Rezoning.*

Applicant(s): Department of City Planning 120 Broadway, 31st Floor New York, NY 10271		Applicant's Representative: John D. Young, Director Queens Borough Office NYC Department of City Planning 120-55 Queens Boulevard, Room 201 Kew Gardens, NY 11424	
Recommendation submitted by: Queens                      Community Board 10			
Date of public hearing: <b>4/6/17</b>		Location: <b>KNIGHTS OF COLUMBUS Hall 135-45 Lefferts Blvd South Ozone Park, NY 11420</b>	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: <b>4/6/17</b>		Location: <b>KNIGHTS OF COLUMBUS Hall 135-45 Lefferts Blvd, S. Ozone Park, NY 11420</b>	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: <b>34</b> # Against: <b>0</b> # Abstaining: <b>0</b> Total members appointed to the board: <b>44</b>			
Name of CB/BB officer completing this form <i>Elyse Braton</i>		Title <i>Chairperson</i>	Date <b>4/7/17</b>



# Queens Borough President Recommendation

**APPLICATION: ULURP #170255 ZMQ**

**COMMUNITY BOARD: Q10**

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the NYC Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R3-1 District a C1-2 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 338 feet easterly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
2. changing from an R3-1 District to an R3A district bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the NYCA Railroad Right-of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the NYCTA Railroad Right-of-Way (Rockaway Beach Division), the northerly boundary line of a park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102<sup>nd</sup> Street;
3. establishing within an existing R3-1 District a C1-3 district bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road and its easterly centerline prolongation, the westerly boundary line of the NYCTA Railroad Right-of-Way (Rockaway Beach Division), a line 100 feet southerly of 159<sup>th</sup> Road, line 150 feet easterly of 102<sup>nd</sup> Street, a line 120 feet northerly of 160<sup>th</sup> Avenue 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, a line 150 feet easterly of 102<sup>nd</sup> Street; and
5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the NYCTA Railroad Right-of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> Street cul-de-sac, the westerly boundary line of the NYCTA Railroad Right-of-Way (Rockaway Beach Division), the northerly prolongation of the U.S. Pierhead and Bulkhead line (northerly portion), and 102<sup>nd</sup> Street;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated February 21, 2017. (Related application: ULURP #170267 ZRQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 27, 2017, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

## CONSIDERATION

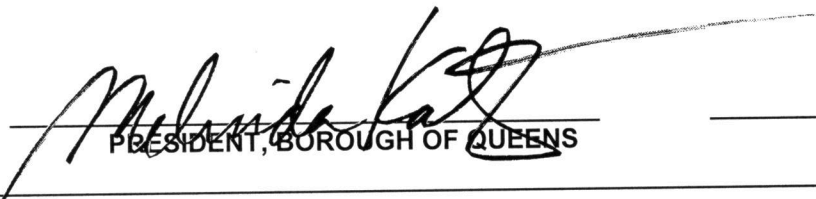
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of City Planning (DCP) has proposed the Hamilton Beach Resiliency Rezoning affecting all or portions of 22-blocks. The objectives of the rezoning are to reinforce the existing neighborhood character with contextual R3A zoning for detached buildings, reduce vulnerability to future sea level rise and storms, and to limit growth in this historically flood prone area.;
- A related application has been filed concurrently with the rezoning establishing the Hamilton Beach Special Coastal Risk District. The provisions of the special district identify Hamilton Beach as a flood prone area, with specific bulk and use regulations tailored to reflect the existing built condition of the area, and to limit future flood damage potential;
- This rezoning was formulated by DCP in conjunction with an ongoing citywide interagency initiative addressing future flood resiliency and recovery from Hurricane Sandy. There have been many meetings throughout the boroughs with the elected officials, community and civic organizations. The Borough President's Hurricane Task Force meets regularly with the involved city agencies to discuss and address issues with the recovery and future protective measures.;
- Community Board 10 (CB 10) approved this application by a vote of thirty-four (34) in favor with none (0) against and one (1) abstention at a public meeting held on April 6, 2017.

RECOMMENDATION

The Mayor and several city agencies have made a concerted effort to recover from damage caused by Hurricane Sandy and to prepare for the effects of future sea level rise. The work done so far was greatly needed and appreciated. I look forward to working with the Mayor and all involved agencies in the continued effort needed to limit and safeguard Queens and New York City from future flooding and related impacts.

Based on the above consideration, I hereby recommend approval of this application.

  
\_\_\_\_\_  
PRESIDENT, BOROUGH OF QUEENS

\_\_\_\_\_  
May 19, 2017  
DATE