



CITY PLANNING COMMISSION

August 27, 2003 / Calendar No. 22

M 800849 (B) ZMQ

IN THE MATTER OF an application submitted by Causeway Amusements for the second modification of previously approved Restrictive Declaration D-68 (C 800849 ZMQ) and its subsequent modification (M 800849(A) ZMQ), involving changes to the declaration to permanently allow the accessory parking lot use with a maximum capacity of ninety (90) spaces and to extinguish the requirement for the renewal of the parking lot every 10 years, and changes to the Site Plan (Exhibit "B") involving minor changes to the design and layout of the parking lot on property located at 92-01 164th Avenue (Block 14076, Lots 137,142,144,146,148,150,and 155), in an R2/C2-2 District, Borough of Queens, Community District 10.

WHEREAS, on August 16, 2001, Causeway Amusements Inc. submitted an application to modify Restrictive Declaration D-68 (M 800849(B) ZMQ)) as it relates to Tax Lots 137, 142, 144, 146, 148, 150, and 155 of Block 14076 in the Borough of Queens; and

WHEREAS, Restrictive Declaration D-68 was entered into in connection with an approval for a zoning map amendment (C 800849 ZMQ), sponsored by Playland Center, Inc., the owner of the subject tax lots, to facilitate the construction of an accessory parking lot; and

WHEREAS, the subject application is a request by Causeway Amusements Inc. to modify Restrictive Declaration D-68 as it relates to the subject property so as to permanently restrict the use of the subject tax lots to accessory parking for not more than ninety (90) vehicles; and

WHEREAS, in furtherance thereof, Restrictive Declaration D-68 is proposed to be modified as it relates to the subject property to: permanently restrict the use of the subject tax lots to accessory parking for not more than ninety (90) vehicles; remove the requirement for renewal of the parking lot every ten years; incorporate minor changes relating to the operation of the subject parking lot; and incorporate minor changes to the design and layout of the parking lot , as shown on the Site Plan (Exhibit "B"); and

WHEREAS, this application (M 800849 (B) ZMQ) was 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 91 of 1977. The lead is the City Planning Commission. This application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, this application was referred by the Department of City Planning to Community Board 10 and the Queens Borough President; and

WHEREAS, Community Board 10, on May 2, 2003, submitted a letter in support of the application with the following condition:

1. That the gate on 164th Avenue, to the Staples parking lot, be locked at the close of business and not be opened until the following morning.

WHEREAS, the application was considered by the President of the Borough of Queens, who on June 10, 2003, issued a recommendation approving the application with the same condition recommended by Community Board 10; and

WHEREAS, the Commission has determined that the application warrants approval;

THEREFORE, be it **RESOLVED**, by the City Planning Commission that the application submitted by Causeway Amusements Inc. for the modification of Restrictive Declaration D-68, which was previously approved in connection with an application for a Zoning Map Amendment (C 800849 ZMQ), to provide for the construction of an accessory parking lot use with a maximum capacity of ninety (90) spaces on property located at 92-01 164th Avenue (Block 14076, Lots 137,142,144,146,148,150,and 155), in an R2/C2-2 District, Community District 10, Borough of Queens, is approved.

The above resolution, duly adopted by the City Planning Commission on August 27, 2003 (Calendar No., 22) is hereby filed with the Office of the Speaker, City Council, pursuant to Section 5 of Restrictive Declaration D-68.

KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., R.A., RICHARD W. EADDY,
ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,
DOLLY WILLIAMS, Commissioners