



IN THE MATTER OF an 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:

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

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387.

This application for an amendment to the Zoning Map was filed by the Rockaway Beach Hotel, LLC on February 26, 2016, in conjunction with a related action for an amendment to the Zoning Resolution to facilitate the development of an approximately 24,000 square foot transient hotel at 108-14/20 Rockaway Beach Boulevard (Block 16180, Lots 1, 2, and 3) in the Rockaway Park neighborhood of Queens Community District 14.

RELATED ACTIONS

In addition to the application for an amendment to the Zoning Map (C 160219 ZMQ), which is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 160220 ZRQ 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

BACKGROUND

The application for an amendment to the Zoning Map, in conjunction with the related application for a zoning text amendment, would facilitate the development of an approximately 24,000 square foot transient hotel at 108-14/20 Rockaway Beach Boulevard (Block 16180, Lots 1, 2, and 3), in the Rockaway Park neighborhood of Queens Community District 14. The project area is bounded by Rockaway Beach

Boulevard to the north, Rockaway Beach Drive to the south, Beach 109th Street to the east, and Beach 108th Street to the west. It is situated on Rockaway Beach Boulevard, which is a major east/west corridor on the Rockaway peninsula.

The project area consists of the entirety of Block 16180 (Lots 1, 2, 3, 8 and 9). Lots 1, 2, and 3 are controlled by the applicant and form a rectangular development site of approximately 12,000 square feet. Lots 1 and 2 are currently developed with two three-story buildings formerly occupied by McNulty's Hotel and Bar, which were abandoned because of damage from Hurricane Sandy. The buildings have remained in a state of disrepair since 2012. Lot 3 has been vacant and unimproved since the 1930s. Lots 8 and 9 are not owned by the applicant and are developed with a two-story eating and drinking establishment known as Dalton's Seaside Grill.

The applicant proposes to rezone the entirety of Block 16180 from R5B/C1-3 to R6A/C2-5, to facilitate the construction of a four-story hotel on the development site. The block was zoned R5B/C1-3 in 2008, as part of the Rockaway Neighborhoods rezoning (C 080371 ZMQ), which encompassed nearly 280 blocks across the Rockaway peninsula. The goal of the rezoning was to reflect established development patterns in lower density residential areas while also permitting moderate increases in residential and commercial densities at select locations near transit and along the peninsula's major corridors to strengthen existing contexts by supporting reinvestment in underutilized sites.

Existing R5B/C1-3 zoning permits all residential building types a maximum FAR of 1.35 and a maximum building height of 33 feet. The maximum community facility FAR is 2.0 and the maximum FAR for commercial uses is 1.0. Buildings containing only commercial uses are limited to two stories or 30 feet in height, whichever is less. Off-street parking is required for 85 percent of all dwelling units and one parking space is required for every 400 square feet of floor area for most commercial uses. The parking requirements for community facility uses vary depending on the use.

The proposed R6A/C2-5 zoning would permit a maximum residential FAR of 3.0 or up to 3.6 when the Mandatory Inclusionary Housing program is applied. The maximum community facility FAR is 3.0 and the maximum FAR for commercial uses is 2.0. The maximum permitted base height is 65 feet before a setback is required to achieve a maximum building height of 75 feet with a qualifying ground floor. The required setback distance above maximum base height is 10 feet on wide streets and 15 feet on a narrow street. In Queens Community District 14, R6 districts are subject to the R5 district's off-street parking requirements, or generally 85 percent of dwelling units. Off-street parking is required for 25 percent of

income-restricted units. Off-street parking is not required for commercial and community facility uses within C2-5 districts.

The proposed 24,000 square-foot, four-story, hotel building would have an FAR of 2.0. The hotel's ground level would include the hotel lobby as well as an accessory eating and drinking establishment with a floor-to-ceiling height of 17 feet. The hotel's main entrance would be located along its Rockaway Beach Drive frontage with a secondary entrance located on Beach 109th Street and an open 45,000 square-foot courtyard located at grade along the site's Rockaway Beach Drive frontage. The courtyard would have a swimming pool and lounge deck for seasonal use. The building's second through fourth floors would have approximately 33 rooms averaging approximately 300 square feet per room and would have floor to ceiling heights of eleven feet.

The building is expected to be L shaped with a street wall that would extend the full length of the development site's Rockaway Beach Boulevard frontage. The proposed C2-5 zoning district does not require off-street parking for the proposed use; however, the applicant proposes to construct a subsurface parking level as part of the building's foundation. The parking garage would have 26 attended parking spaces for use by the guests of the hotel and the accessory use. One twelve-foot wide curb cut would be located on the development site's Rockaway Beach Boulevard frontage approximately 100 feet east of its intersection with Beach 109th Street to provide access to the parking spaces.

The surrounding area is predominately zoned R5B or R5D, with the major thoroughfares, such as Rockaway Beach Drive and Rockaway Beach Boulevard, having some C1-3 or C2-3 commercial districts. The Dayton Towers, to the east of the project area across Beach 108th Street, is zoned R5. The Dayton Towers is a residential complex consisting of three, twelve-story buildings and three, thirteen-story buildings containing a total of 1421 dwelling units on a 28 acre site. The area on the north side of Rockaway Beach Boulevard, across from the hotel site, is predominantly developed with one- and two-family residential buildings ranging from one to three stories in height, and a one-story Rite Aid pharmacy. The area to the south of Rockaway Beach Drive is developed with mixed residential and commercial buildings, multi-family residences, and single-story bungalows. The area to the west of Beach 109th Street is developed with a mix of community facility buildings including the three-story Waterside Schools (PS 317 and MS 318) and the four-story St. John's Residence for Boys and two- and three-story residential buildings. Rockaway Beach, Rockaway Boardwalk, and the Atlantic Ocean are located one block south of the project area. The elevated tracks of the MTA's "S" train run above Rockaway Freeway, which is predominated fronted by vacant, formerly industrial land. Jamaica Bay is located further north of the elevated train.

The project area is well served by public transportation. The MTA's S subway line runs above the Rockaway Freeway on elevated tracks one block north of the project area and has stops at Beach 105th Street and Beach 116th Street. In addition, the Queens Q22, Q53, and QM16 bus lines all have stops within four blocks of the project area and the city-wide ferry service will have a stop at Beach 108th Street, just to the north of Beach Channel Drive beginning in 2017.

To facilitate the proposed hotel development, the applicant requires amendments to the Zoning Map and the Zoning Text, as described below.

Zoning Map Amendment (C 160219 ZMQ)

The development site is currently zoned R5B/C1-3. Transient accommodations (Use Group 5) are not permitted in a C1-1, C1-2, C1-3, and C1-4 zoning districts and are only permitted in C2-1, C2-2, C2-3, and C2-4 districts if the zoning lot is located within 1,000 feet of the entrance or exit to a limited-access expressway. The development site is not located within 1,000 feet of a limited-access expressway. The proposed C2-5 district would allow the hotel use without requiring that hotels satisfy this distance requirement.

Commercial uses in C2-5 districts are permitted a maximum commercial FAR of 2.0 when mapped within R6A, which represents an increase from the 1.0 FAR permitted by C2-5 districts mapped within other residential districts. The proposed rezoning would also increase the maximum permitted building height. Current R5B zoning permits a maximum building height of 33 feet. The proposed R6A zone has a maximum base height of 65 feet before a setback is required to achieve a maximum building height of 75 feet with a qualifying ground floor of more than thirteen feet. The increased street wall height would provide the hotel's first floor with higher floor to ceiling heights while still allowing eleven-foot floor to ceiling heights for the second through fourth floors. The proposed hotel is expected to have a street wall and a maximum height of 54 feet, which is lower than the 65-foot maximum base height and 75-foot maximum building height with a qualifying ground floor permitted by the proposed zoning.

Zoning Text Amendment (N 160220 ZRQ)

The proposed development is a transient hotel that would not trigger an affordable housing requirement as it does not include a residential use. However, since the applicant proposes a zoning map amendment that would significantly increase the maximum permitted residential floor area ratio, the applicant also proposes a zoning text amendment to apply Mandatory Inclusionary Housing regulations to an area coterminous with the rezoning area. After consultation with the Council Member for City Council District

32, the applicant proposed Option Two for this Mandatory Inclusionary Housing Area, which requires 30 percent of the residential floor area to be provided as housing affordable to households at an average of 80 percent of the Area Median Income (approximately \$65,000/year for a family of three).

ENVIRONMENTAL REVIEW

This application (C 160219 ZMQ), in conjunction with the related application for a zoning text amendment (N 160220 ZRQ), 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 No. 91 of 1977. The designated CEQR number is 15DCP145Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 23, 2016.

The Negative Declaration includes an (E) Designation (E-387) related to air quality, noise, and hazardous materials to avoid the potential for significant adverse impacts, as described below.

The (E) designation requirements related to air quality, noise, and hazardous materials would apply to the following development sites:

Projected Development Sites:

Block 16180, Lots 1, 2, 3 (Projected Development Site 1)

Block 16180, Lots 8, 9 (Projected Development Site 2)

The (E) designation text related to air quality is as follows:

Projected Development Sites:

Block 16180, Lots 1, 2, 3 (Projected Development Site 1)

Any new residential and/or commercial development on Block 16180, Lots 1, 2, and 3, must ensure that only natural gas is used as fuel for the heating system boilers and that the setback distance for the HVAC exhaust stack be at least 55 feet from the lot line facing Beach 108th Street.

Block 16180, Lots 8, 9 (Projected Development Site 2)

Any new residential and/or commercial development on Block 16180, Lots 8 and 9, must ensure that only natural gas is used as fuel for the heating system boilers and that the setback distance for the HVAC exhaust stack be at least 40 feet from the lot line facing Beach 109th Street.

The (E) designation requirements related to noise would apply to the following development sites:

Projected Development Sites:

Block 16180, Lots 1, 2, 3 (Projected Development Site 1)

Block 16180 Lots 8, 9 (Projected Development Site 2)

The (E) designation text related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on northern, western and eastern facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The (E) designation requirements related to hazardous materials would apply to the following development sites:

Projected Development Sites:

Block 16180, Lots 1, 2, 3 (Projected Development Site 1)

Block 16180 Lots 8, 9 (Projected Development Site 2)

The (E) designation text related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

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

UNIFORM LAND USE REVIEW

This application (C 160219 ZMQ), was certified as complete by the Department of City Planning on May 23, 2016, and was duly referred to Community Board 14 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 related application for a zoning text amendment (N 160220 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 14 held a public hearing on this application (C 160219 ZMQ) on June 14, 2016, and, on that date, by a vote of 35 in favor, 0 opposed and 2 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 160219 ZMQ) was considered by the Borough President of Queens, who issued a recommendation on July 5, 2016 to approve the application.

City Planning Commission Public Hearing

On July 13, 2016 (Calendar No. 6), the City Planning Commission scheduled July 27, 2016 for a public hearing on this application (C 160219 ZMQ), in conjunction with the related application for a zoning text amendment (N 160220 ZRQ). The public hearing was duly held on July 27, 2016 (Calendar No. 36). There were three speakers in favor of the application and none opposed.

The three persons representing the applicant spoke in favor, providing an overview of the land use patterns in the surrounding area, the project site's history, and the desired goals and objectives for the proposed development.

There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM

This application (C 160219 ZMQ) and the related action (N 160220 ZRQ) were 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 15-041.

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

CONSIDERATION

The Commission believes that the application for an amendment to the Zoning Map (C 160219 ZMQ) and the related action for a zoning text amendment (N 160220 ZRQ), are appropriate.

These actions would facilitate the development of a 33-room transient hotel and an accessory eating and drinking establishment in close proximity to Rockaway Beach, Rockaway Boardwalk, and the Atlantic Ocean. This beachfront setting draws millions of visitors each year, but currently the Rockaway peninsula provides limited opportunities for overnight accommodations.

The Commission believes that the bulk regulations of the proposed R6A district will allow a new building that is compatible with the scale of existing nearby buildings including the three-story Waterside Schools and the four-story St. John's Residence for Boys. The Commission also believes that the C2-5 district is an appropriate zoning tool to facilitate the proposed development. C2 districts are typically mapped in low- and medium-density residential neighborhoods to provide a mix of local and specialty services and C2 districts are currently mapped along Rockaway Beach Boulevard to the east and west of the rezoning area. The proposed C2-5 district would allow the proposed transient hotel to be located more than 1,000 feet of the entrance or exit to a limited-access expressway. The Commission also believes that the proposed zoning map amendment is consistent with the goals of the 2008 Rockaway Neighborhoods rezoning (C 080371 ZMQ) as it would reinforce Rockaway Beach Boulevard as an active residential-commercial corridor by supporting the redevelopment of an underutilized site within an existing commercial node.

Commercial development in C2-5 districts is not required to provide accessory off-street parking spaces, however, the applicant would provide 26 parking spaces in a below grade parking facility. The Commission believes that this off-street parking is appropriate, and necessary to successfully operate a hotel in this location.

The Commission believes that the proposed zoning text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) is consistent with one of the key initiatives of *Housing New York*, Mayor de Blasio's housing plan, which is to require that a share of new housing be permanently affordable when land use actions permit substantial new residential development. While the proposed action is expected to facilitate the construction of a transient hotel, rather than affordable housing, the proposed zoning map amendment would more than double the maximum permitted residential floor area ratio. The Commission therefore finds it appropriate to make the Mandatory Inclusionary Housing program applicable to the rezoning area. As applied here, any residential developments, enlargements, and conversions that meet the criteria set forth in the Mandatory Inclusionary Housing program must comply with the program's requirements. The Commission notes that the applicant has selected Option 2, which requires that 30 percent of all residential floor area be affordable to households that average 80% of the Area Median Income (approximately \$65,000/year for a family of three).

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 Section 200 of the New York City Charter, that based on the environmental determination and 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. 30b:

1. eliminating from an existing R5B District a C1-3 District bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street;

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

Borough of Queens, Community District 14, as shown in a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387.

The above resolution (C 160219 ZMQ), duly adopted by the City Planning Commission on August 24, 2016 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman

**RAYANN BESSER, IRWIN G. CANTOR, P.E., MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ORLANDO MARIN, LARISA ORTIZ**, Commissioners



COMMUNITY
BOARD #14

COMMUNITY BOARD #14
City of New York
Borough of Queens

DOLORES ORR
Chairperson

JONATHAN GASKA
District Manager

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
Tel.: (718) 471-7300
Fax: (718) 868-2657
cbrock14@nyc.rr.com



June 15, 2016

Carl Weisbrod, Chairman
NYC City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Dear Chairman Weisbrod,

Community Board 14 on June 14, 2016 considered the two actions; C160219ZMQ/N, 160220ZRQ jointly so that it would facilitate the proposed Rockaway Beach Hotel project. Our vote on both / jointly after a public hearing with a quorum present was;

35 yes
0 no
2 abstentions
1 recusal

If you have any further questions feel free to call me.

Sincerely,


Jonathan Gaska
District Manager

JG/dls

Application #: **C 160219 ZMQ**

Project Name: **Rockaway Beach Boulevard Rezoning**

CEQR Number: **16DCP145Q**

Borough(s): **Queens**

Community District Number(s): **14**

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 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:

IN THE MATTER OF an 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:

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

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387.

Applicant(s): Rockaway Beach Hotel, LLC 45 Main Street - Suite 504 Brooklyn, NY 11201		Applicant's Representative: Joshua J. Rinesmith, Esq. Akerman, LLP 666 Fifth Avenue, 20th Floor New York, NY 10103	
Recommendation submitted by: Queens Community Board 14			
Date of public hearing: 6/14/16		Location: Knights of Columbus Hall 333 B 90 STREET	
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: 6/14/16		Location:	
RECOMMENDATION			
<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.			
Voting			
# In Favor: 35	# Against: 2	# Abstaining:	Total members appointed to the board: 49
Name of CB/BB officer completing this form Jonathan Gaska	Title District Mgr	Date 6/15/16	

* Note corrected vote,

6/21/16

Queens Borough President Recommendation

APPLICATION: ULURP #160219 ZMQ

COMMUNITY BOARD: Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Rockaway Beach Hotel, LLC pursuant to Sections 197-c and 201 of the NYC Charter, changing from an R5/C1-3 district to an R6A/2-5 district for a block bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive and Beach 109th Street, Block 16180 Lots 1, 2, 3, 8 and 9, Zoning Map Section 30b, Rockaway, Queens. (Related application ULURP #160220 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 23, 2016, 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:

- o The applicant is proposing to rezone a block bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive and Beach 109th Street from an R5/C1-3 district to an R6A/C2-5 district. The proposed rezoning would facilitate development of a hotel with accessory uses;
- o The proposed hotel would have a ground floor reception /lobby area and an accessory eating and drinking establishment. The ground floor will also accommodate a courtyard area with swimming pool and a lounge deck for use during warm weather months. The second through fourth floors would have approximately thirty-three (33) transient hotel rooms. Attended parking for twenty-six (26) cars would be located in a subsurface parking level. There are no residential units proposed in this project. All construction will meet the flood plain and sustainability code requirements;
- o The area to be rezoned is located on a block with five tax lots (Block 16180, Lots 1, 2, 3, 8 & 9). The applicant's development site is three tax lots (Lots 1, 2 & 3). There are no known redevelopment plans for the remaining two lots. The block is located in an area already developed with a mix of residential and commercial/retail uses. Portions of Rockaway Beach Boulevard, one of the major thoroughfares on the peninsula, are mapped with commercial overlays;
- o The applicant is in the hospitality business with ten other facilities in operation around the city. The applicant, who also has ties to the community, is proposing to redevelop the site which has been vacant since Hurricane Sandy;
- o Community Board 14 voted to approve this application thirty-five (35) in favor with none (0) against and two (2) abstentions at a meeting held on June 14, 2016.

RECOMMENDATION

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



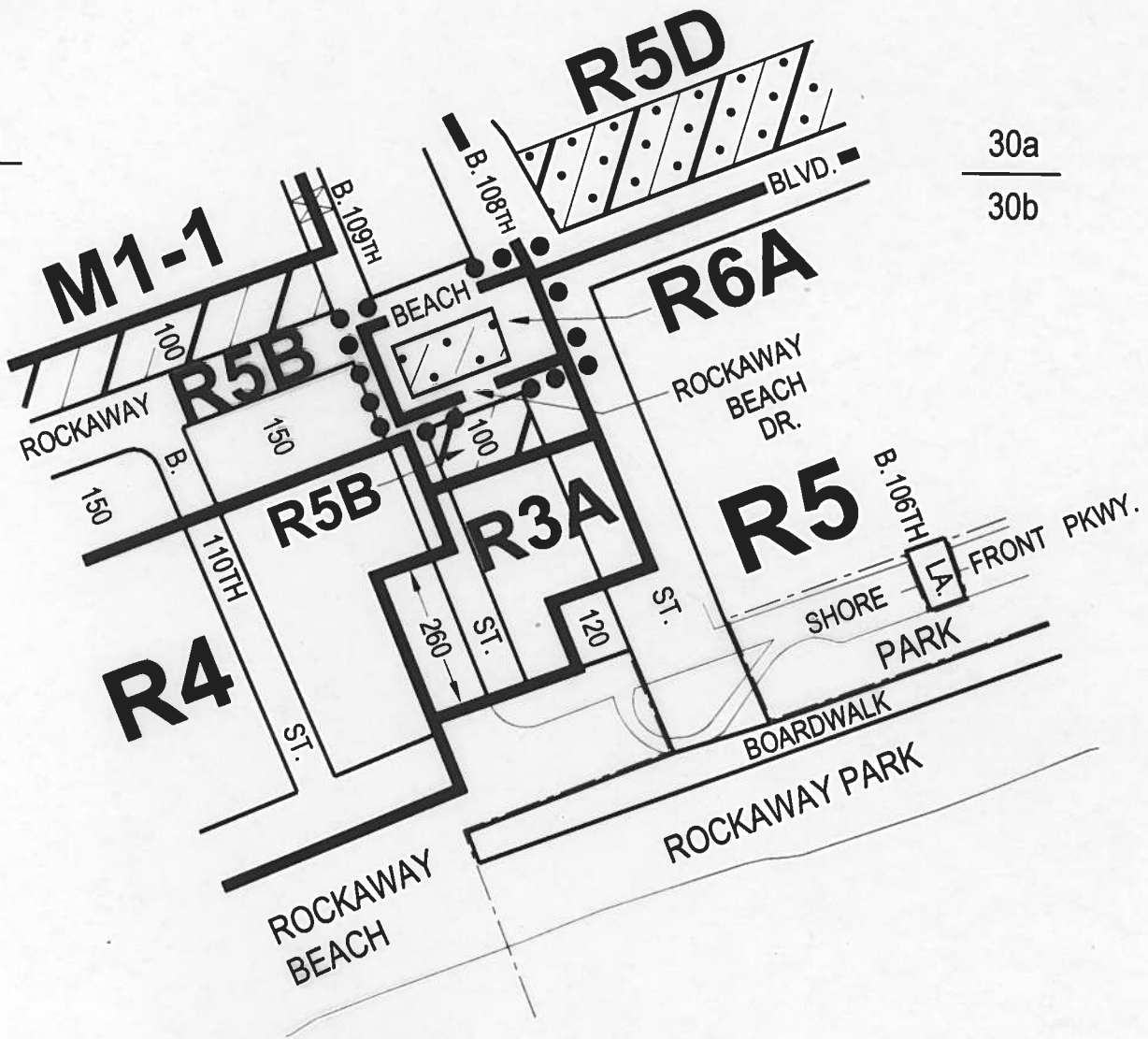
PRESIDENT, BOROUGH OF QUEENS



DATE

30a
30b

30a
30b



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP



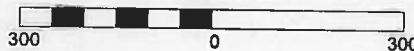
30b

BOROUGH OF
QUEENS

J. Miraglia, Director
Technical Review Division

New York, Certification Date
MAY 23, 2016

SCALE IN FEET



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-3 District from within an existing R5B District, changing an R5B District to an R6A District, and by establishing a C2-5 District within the proposed R6A District.

- Indicates a C1-3 District.
- Indicates a C2-3 District.
- Indicates a C2-5 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.