



## CITY PLANNING COMMISSION

---

July 23, 2008/Calendar No. 20

N 080372 ZRQ  
N 080373 ZRQ

---

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article II, Chapter 1 and Article II, Chapter 5 to allow an R2X district to be mapped and to increase the minimum off-street parking regulations for R6 and R7 districts in Community District 14, in the Borough of Queens.

---

The application for amendments to the New York City Zoning Resolution was filed by the Department of City Planning on April 16, 2008. The requested action, in conjunction with the related zoning map amendment, would facilitate rezonings in several neighborhoods in Rockaway, in Queens Community District 14.

### **Related Action**

In addition to the amendments to the Zoning Resolution which are the subject of this report (N 080372 ZRQ and N 080373 ZRQ), implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

**C 080371 ZMQ:** Amendment to the Zoning Map to rezone all or portions of 280 blocks on the Rockaway Peninsula from R2, R3-1, R3A, R3-2, R4, R4A, R4-1, R5, R6, C3, C1-2 and C2-3 districts to R2X, R3A, R3X, R4, R4A, R4-1, R5, R5A, R5B, R5D, R6A, C4-3A, R7A, C4-4, C1-3 and C2-3 districts.

### **BACKGROUND**

A full background discussion and description appears in the report on the related application for an amendment of the Zoning Map (C 080371 ZMQ).

### **ENVIRONMENTAL REVIEW**

The applications (N 080372 ZRQ and N 080373 ZRQ), in conjunction with the application for the related action (C 080371 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08DCP065Q. The lead agency is the City Planning Commission. After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on, April 21, 2008.

### **PUBLIC REVIEW**

On April 21, 2008, the application (N 080372 ZRQ and N 080373 ZRQ) was duly referred to Community Board 14 and the Borough President for information and review in accordance with the procedures for non-ULURP matters. The related application (C 080371 ZMQ) was certified as complete by the Department of City Planning on April 21, 2008, 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).

### **Community Board Review**

Community Board 14 held a public hearing on the applications (C 080371 ZMQ, N 080372 ZRQ and N 080373 ZRQ) on May 13, 2008. A full discussion of the Community Board's resolution appears in the report on the related zoning map amendment application (C 080371 ZMQ)

### **Borough President Review**

The application (N 080372 ZRQ and N 080373 ZRQ) was considered by the Borough President who issued a recommendation on June 2, 2008 approving the application subject to conditions.

A full discussion of the Borough President's resolution appears in the report on the related zoning map amendment application (C 080371 ZMQ)

### **City Planning Commission Public Hearing**

On June 4, 2008 (Calendar No. 5) the City Planning Commission scheduled June 18, 2008 for a public hearing on the application (N 080372 ZMQ and N 080373 ZRQ). The hearing was duly held on June 18, 2008 (Calendar No. 5) in conjunction with the hearing on the related application (C 080371 ZMQ). There were several speakers, as described in the report on the related application (C 080371 ZMQ), and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application was reviewed by the Department of City Planning 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 13, 1999 and by the New York State Department of State on May 28, 2002, 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 08-041. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that the proposed text amendments are appropriate. A full consideration and analysis of the issue, and reasons for approving this application, appear in the report on the related application for amendment of the Zoning Map (C 080371 ZMQ).

### **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**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed 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 further amended as follows:

Matter in underline is new, to be added;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## **ARTICLE II RESIDENCE DISTRICT REGULATIONS**

### **Chapter 1 Statement of Legislative Intent**

\* \* \*

### **21-10 PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

\* \* \*

### **21-12 R2X - Single-Family Detached Residence District**

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses which serve the residents of the district or are benefited by a residential environment.

This district may be mapped only within the Special Ocean Parkway District and Community District 14 in the Borough of Queens.

\* \* \*

### **Chapter 5 Accessory Off-Street Parking and Loading Regulations**

### **25-00 GENERAL PURPOSES AND DEFINITIONS**

Off-street Parking Regulations

### **25-02**

**Applicability**

\* \* \*

**25-027**

**Applicability of regulations in Community District 14, Queens**

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to (effective date of amendment).

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

\* \* \*

The above resolution (N 080372 ZRQ and N 080373 ZRQ), duly adopted by the City Planning Commission on July 23, 2008 (Calendar No. 20), 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.

**AMANDA M. BURDEN, FAICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, AIA.,**  
**ALFRED C. CERRULLO, III, BETTY Y. CHEN,**  
**MARIA M. DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, JOHN MEROLO,**  
**KAREN A. PHILLIPS, Commissioners**