

Queens Borough President Recommendation

APPLICATION: ULURP #210148 ZMQ

COMMUNITY BOARD: 14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Beach 116th Associates 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 within an existing R7A District a C1-3 District bounded by Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard; and
2. establishing within an R7A District a C2-4 District bounded by Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated April 5, 2021

PUBLIC HEARING

A remote Public Hearing was held via Zoom webinar and livestreamed on the Queens Borough President's website on Thursday, May 20, 2021 at 9:30 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 applicant is proposing a zoning map amendment to change the existing R7A/C1-3 District to a R7A/C2-4 District affecting Block 16226, Lots 15, 17, 19, 20, 21, 22, 23 and portions of Lots 12 and 25. The residential district would remain the same. The proposed change would be to the commercial overlay from the existing C1-3 to C2-4 that would be mapped at a depth of 100 feet along Beach 116th Street extending 150 feet south of Rockaway Beach Boulevard and 200 feet north of Ocean Promenade;
- The applicant owns Block 16226, Lots 23 and 25. Construction of two as-of-right mixed-use buildings have already been completed on those lots. There are no further construction plans for these lots. One of the potential occupants for the commercial space is a physical culture establishment (PCE) requiring a Board of Standards and Appeals (BSA) special permit (Section 73-36). The purpose of this application is to make the ground floor commercial space of the already constructed building located within the proposed R7A/C2-4 District eligible for the BSA PCE special permit which is not available in the existing C1-3 District;
- Since this application for the change of commercial overlay from C1-3 to C2-4 has been certified, a zoning text amendment that would eliminate the special permit has been referred out for public review. The applicant filed this application in an effort to expedite occupancy of the commercial space in the completed building;
- The area to be rezoned is located in Rockaway Park which is a mixed-used neighborhood bounded on the east by Beach 116th Street and on the west by Beach 117th Street. Beach 116th Street is a north-south roadway and an important commercial center in this area. There are a mix of commercial, retail, institutional and residences in buildings that are generally low-rise with some medium rise buildings in the area;
- Community Board 14 (CB 14) approved this application by a vote of thirty-eight (38) in favor, one (1) against and none (0) abstaining at the monthly meeting held on May 4, 2021.

RECOMMENDATION

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



June 9, 2021

PRESIDENT, BOROUGH OF QUEENS

DATE