# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**L.U. Nos. 67 through 71**

**(Res. Nos. 272 and 276)**

**By Council Members Salamanca and Louis**

## SUBJECT

**QUEENS CB-14 – FIVE APPLICATIONS RELATED RESILIENT EDGEMERE**

**COMMUNITY INITIATIVE**

**C 220232 ZMQ (L.U. No. 67)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30c and 31a,

1. eliminating from within an existing R4 District a C1-2 District bounded by:
   1. a line 100 feet northerly of Beach Channel Drive, Beach 43rd Street, a line 100 feet southerly of Beach Channel Drive, and Beach 44th Street; and
   2. a line 150 feet northerly of Beach Channel Drive, Beach 37th Street, Beach Channel Drive, and Beach 38th Street;
2. eliminating from within an existing R4 District, a C2-2 District bounded by Beach Channel Drive, Beach 39th Street, a line 150 feet southerly of Beach Channel Drive, and Beach 40th Street;
3. eliminating from within an existing R5 District a C1-2 bounded by Beach Channel Drive, Beach 49th Street, a line 275 feet northerly of Rockaway Beach Boulevard, and Beach 50th Street;
4. changing from an R4 District to an R3A District property bounded by Norton Avenue, the centerline of former Norton Avenue, a line 100 feet easterly of Beach 43rd Street, a line 335 feet northerly of Beach Channel Drive, a line 125 feet westerly of Beach 43rd Street, Edgemere Drive, Beach 44th Street, a line 180 feet southerly of Norton Avenue, and Beach 45th Street, Norton Avenue, , the northeasterly prolongation of a line 40 feet southeasterly of the northwestern streetline of Norton Avenue, and Beach 45th Street;
5. changing from an R4-1 District to an R3A District property bounded by the U.S. Pierhead and Bulkhead Line, the U.S Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, Beach 45th Street, a line 40 feet southeasterly of the northwesterly street line of Norton Avenue and its northeasterly prolongation, and the northerly centerline prolongation of Beach 47th Street;
6. changing from an R4 District to an R4-1 District property bounded by a line 40 feet southeasterly of the northwesterly street line of Norton Avenue, Norton Avenue, Beach 45th Street, a line 180 feet southerly of Norton Avenue, Beach 44th Street, Edgemere Drive, a line 125 feet westerly of Beach 43rd Street, a line 335 feet northerly of Beach Channel Drive, a line 100 feet easterly of Beach 43rd Street, a line 120 feet northerly of Beach Channel Drive, and Beach 49th Street;
7. changing from an R4 District to an R6A District property bounded by Rockaway Beach Boulevard, Beach 38th Street, a line 85 feet northerly of Shorefront Parkway, and the centerline of former Beach 43rd Street;
8. changing from an R5 District to an R6A District property bounded by Beach Channel Drive, Beach 49th Street, a line 275 Feet northerly of Rockaway Beach Boulevard and Beach 50th Street;
9. changing from a C8-1 District to an R6A District property bounded by a line 275 Feet northerly of Rockaway Beach Boulevard, Beach 49th Street, Rockaway Beach Boulevard, and Beach 50th Street;
10. changing from a C3 District to an C3A District property bounded by the southerly, southeasterly and easterly boundary line of a Park, the U.S. Pierhead and Bulkhead Line, the northerly centerline prolongation of Beach 47th Street, a line 40 feet southeasterly of the northwesterly street line of Norton Avenue, and the southeasterly prolongation of the centerline of former Almeda Avenue;
11. establishing within an existing R4 District a C2-4 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 43rd Street, a line 100 feet southerly of Beach Channel Drive, and Beach 44th Street;
12. establishing within a proposed R6A District a C2-4 District bounded by:
    1. Beach Channel Drive, Beach 49th Street Rockaway Beach Boulevard, Beach 50th Street; and

* 1. Rockaway Beach Boulevard, Beach 38th Street, a line 85 northerly of Shore Front Parkway, and the centerline of former Beach 43rd Street;

1. establishing a Special Coastal Risk District (CR) bounded by the U.S. Pierhead and Bulkhead Line, the U.S Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, a line 100 feet easterly of Beach 43rd Street, a line 120 feet northerly of Beach Channel Drive, Beach 49th Street, the southeasterly prolongation of the centerline of former Alameda Avenue, and the southerly, southeasterly and easterly boundary line of a Park;

as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

**N 220233 ZRQ (L.U. No. 68)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), for an amendment of the Zoning Resolution of the City of New York modifying Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District in Edgemere, Queens, and modifying APPENDIX F to establish Mandatory Inclusionary Housing areas.

**C 220235 PPQ (L.U. No. 69)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city owned properties for uses identified in the Edgemere Urban Renewal Plan.

**C 220236 HAQ (L.U. No. 70)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
   1. the designation of property located at Rockaway Beach Boulevard, Block 15852, Lots 64 and 68; Block 15851, Lots 33, 35, 40 42, 44, 58, and 59; Block 15850, Lot 6; Block 15849, Lots 6, 8, 9, 10, 17, 18, 19, 20, 27, 28, and 29; Block 15848, Lots 52, 54, 55, 57, 58, 60, 62, 63, 65, and 67; Block 15847, Lots 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, and 89; demapped roadbed of Beach 39th Street between Blocks 15848 and 15847; and demapped roadbed of Beach 43rd Street between Blocks 15852 and 15851
   2. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of approximately 1,222 residential housing units, and commercial, community facility and open space.

**C 220237 HUQ (L.U. No. 71)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the second amendment to the Edgemere Urban Renewal Plan.

## INTENT

To approve the amendment to rezone the project area to eliminate C1-2 and C2-2 Districts, change R4, R4-1, R5, C3 and C8-1 Districts to R3A, R4-1, R6A, and C3A Districts and establish C2-4 Districts and a Special Coastal Risk District (CR); amend the zoning text to establish an MIH Area and Special Coastal Risk District (CR-5); approve a disposition of city-owned property; approve an Urban Development Action Area (UDAA) designation, project approval (UDAAP), and disposition of city-owned property; and approve an amendment to the Edgemere Urban Renewal Plan (URP), to facilitate a long-term land-use, development, and neighborhood strategy responding to the area’s flood risk on 166 acres of property generally bounded by Beach 35th Street, Rockaway Freeway, Rockaway Beach Boulevard, Beach 51st Street, and Jamaica Bay in the Edgemere neighborhood of Queens, Community District 14.

## PUBLIC HEARING

**DATE:** June 7, 2022

**Witnesses in Favor:** Six **Witnesses Against:** Nine

## SUBCOMMITTEE RECOMMENDATION

**DATE:** July 11, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 69 through 71 and approve with modifications the decisions of the City Planning Commission on L.U. Nos. 67 and 68.

**In Favor: Against: Abstain:**

Feliz Nurse None

De La Rosa

Marte

Ung

**COMMITTEE ACTION**

**DATE:** July 11, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Riley

Brooks-Powers

Kagan

Krishnan

Sanchez

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.