



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

July 13, 2022

City Council
City Hall
New York, NY 10007

Re: Resilient Edgemere
ULURP Nos. C 220232ZMQ and N 220233ZRQ
Related Applications: C 220235PPQ, C 220236HAQ, C 220237HUQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated July 11, 2022, from the City Council regarding the proposed modifications to the above-referenced applications submitted by the Department of Housing Preservation and Development for a zoning map amendment to effectuate a suite of zoning district changes, including from an R5 district to an R6A/C2-4 district, and a zoning text amendment to establish a new MIH area in Community District 14.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on July 13, 2022, has determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Sincerely yours,

Daniel R. Garodnick

c: A. Wheeler D. DeCerbo H. Saleh H. Marcus
S. Amron R. Singer W. Vidal J. Keller

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
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July 11, 2022

Honorable Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**Re: Application Nos. C 220232 ZMQ (L.U. NO. 67) & N 220233 ZRQ (L.U. NO. 68)
Related Application Nos. C 220235 PPQ (L.U. NO. 69), C 220236 HAQ (L.U. NO. 70)
& C220237 HUQ (L.U. NO. 71),**

Resilient Edgemere

Dear Chair Garodnick:

On July 11, 2022 the Land Use Committee of the City Council, by a vote of 9-0-0, for Applications **C 220232 ZMQ & N 220233 ZRQ**, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

C 220232 ZMQ

Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

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 Nos. 30c and 31a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 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

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- b. 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;~~
- 4.3. 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;
- 5.4. 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;
- 6.5. 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;
- 7.6. 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;~~

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- ~~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.~~7. 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 Alameda Avenue;
- ~~11.~~8. 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.~~9. establishing within a proposed R6A District a C2-4 District bounded by:
- a. ~~Beach Channel Drive, Beach 49th Street, Rockaway Beach Boulevard, Beach 50th Street; and~~
- b. Rockaway Beach Boulevard, Beach 38th Street, a line 85 northerly of Shore Front Parkway, and the centerline of former Beach 43rd Street;
- ~~13.~~10. 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;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

N 220233 ZRQ

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Matter ~~double struck out~~ is old, deleted by the City Council;

Matter double-underlined is new, added by the City Council

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 7
Special Coastal Risk District (CR)

* * *

137-10
GENERAL PROVISIONS

* * *

137-11
District Plan and Maps

The District Maps are located in the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

- Map 1 #Special Coastal Risk District# 1 (CR-1), in Broad Channel, Community District 14, Borough of Queens
- Map 2 #Special Coastal Risk District# 2 (CR-2), in Hamilton Beach, Community District 10, Borough of Queens
- Map 3 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island
- Map 4 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island

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Map 5 #Special Coastal Risk District# 4 (CR-4), in Gerritsen Beach, Community District 15, Borough of Brooklyn-

Map 6 #Special Coastal Risk District# 5 (CR-5), in Edgemere, Community District 14, Borough of Queens.

137-12

Applicability of Special Regulations

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table:

SPECIAL REGULATIONS

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)	Modifications to Article V (137-40)	Special Requirements (137-50)
CR-1 (Broad Channel, Queens)	x	x			
CR-2 (Hamilton Beach, Queens)	x	x	x		
CR-3 (buyout areas, Staten Island)	x	x		x	x
CR-4 (Gerritsen Beach, Brooklyn)	x	x	x		
<u>CR-5 (Edgemere, Queens)</u>	<u>x</u>	<u>x</u>			

137-20

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SPECIAL USE REGULATIONS

The special #use# regulations of this Section 137-20, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

137-21

Residential Use

In #Special Coastal Risk Districts#, #residential uses# shall be permitted as follows:

- (a) In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences#.
- (b) In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences#.
- (c) In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:
 - (1) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and
 - (2) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.
- (d) In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:
 - (1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and
 - (2) in R4-1 Districts:
 - (i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and
 - (ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

The inclusion of #accessory# #residential uses# shall not be precluded by the provisions of this Section.

137-22

Community Facility Use

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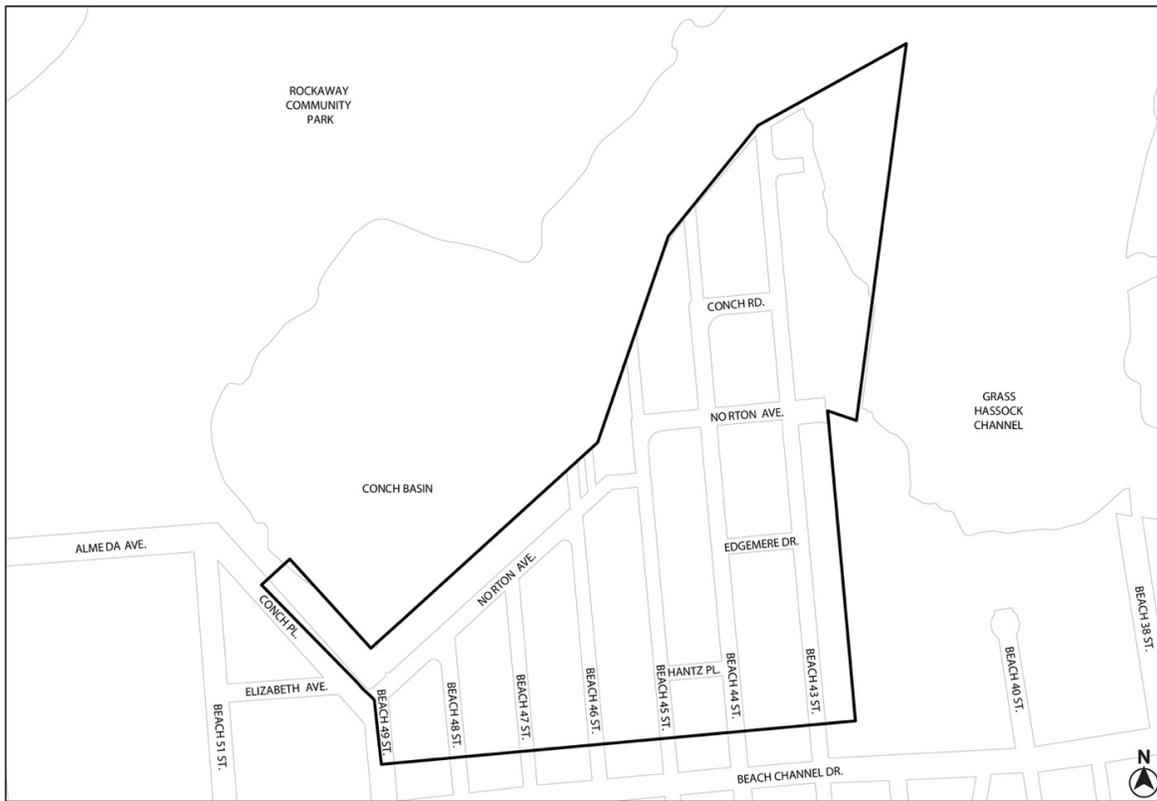
* * *

APPENDIX
Special Coastal Risk District Plan

* * *

Map 6 – Special Coastal Risk District 5, in Edgemere, Community District 14, Borough of Queens [date of adoption]

[PROPOSED MAP]



□ District boundary

* * *

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APPENDIX F – Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

APPENDIX F

QUEENS

* * *

Queens Community District 14

* * *

Map 3 – (11/14/19) [date of adoption]

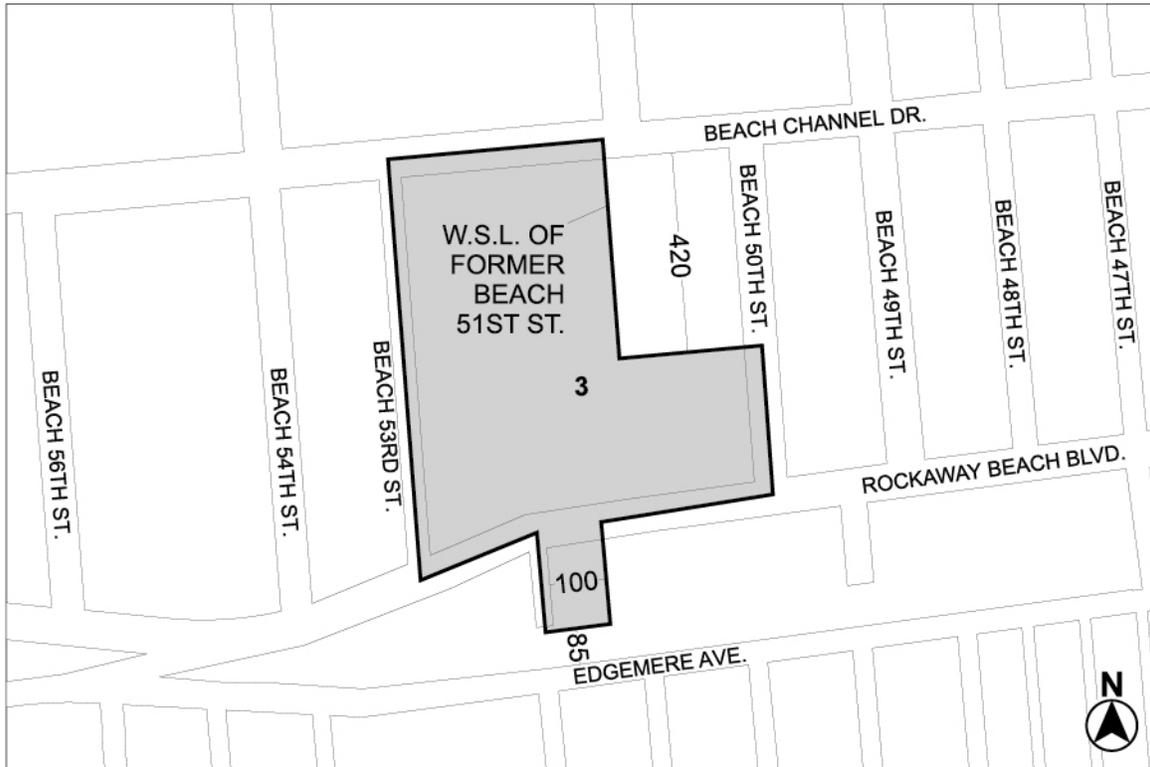
[EXISTING MAP]

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 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area 3 — (11/14/19) MIH Program Option 1

~~PROPOSED MAP~~

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[PROPOSED MAP]



Portion of Community District 14, Queens

* * *

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Please feel free to contact me at AHuh@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,



.....
Arthur Huh

AH:sfn

C: Members, City Planning Commission
Brian Paul, Land Use Division Deputy Director
Chelsea Kelley, Land Use Division Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
James Cottone, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File