



CITY OF LONG BEACH

KENNEDY PLAZA
LONG BEACH, NEW YORK

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Building Commissioner

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March 17, 2025

VIA HAND DELIVERY

City Council
City of Long Beach
1 West Chester St.
Long Beach, New York 11561

Re: Community Benefit Bonus Application – 50 West Broadway

Dear President Finn and Members of the City Council:

The City of Long Beach Zoning Code, section 9-105.14(c) provides that the City Council may waive certain zoning requirements in exchange for community benefits. I have had an opportunity to review the Community Benefit Bonus application of 50 West Broadway, Long Beach, New York. The applicant there seeks as built approval and waiver of certain side yard requirements to permit a covered parking garage as well as modification of one unit from commercial use to residential use.

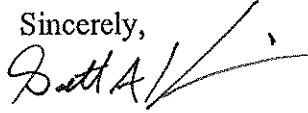
Section 9-105.14(c) states that the City Council may reduce side yard setbacks, and waive other zoning provisions, where same is "recommended by the Commissioner of Buildings and approved by the City Council." The criteria that requires review is "consideration of compatibility of adjacent buildings and structures, current setbacks of existing buildings in the area, vehicle and pedestrian access, visual access, lighting, drainage and utilities, public safety, whether reduced setbacks would fulfill the intent and purpose of this article."

On review of the application, I find that 50 West Broadway is compatible with adjacent buildings and structures and follows the pattern of development with same. Most of the buildings on the Residence-Business "A" Zoning District ("RBA Zone") feature covered parking. The proposed setbacks at 50 West Broadway are consistent with the visual aesthetic in the RBA Zone. Vehicle and pedestrian access to the site will not be impacted by the covered parking and it will not affect visual access, lighting, drainage and utilities, or public safety.

Additionally, the request that the applicant makes with respect to requesting a modification where one unit's use is changed from commercial to residential will reduce the overall impact of the project because a single-family residential unit has less of an impact to the neighborhood than a restaurant and reduces the parking demand of 50 West Broadway. I should also add that having a fully residential building is permitted by the zoning code. The only reason why review on this modification is triggered is plans that were previously approved by the zoning board show a mixed-use development.

As a result of all of the foregoing, I hereby recommend approval of 50 West Broadway's Community Benefit Bonuses application pursuant to Section 9-105.14(c) of the City of Long Beach Zoning Code. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Kemins", with a long, sweeping horizontal stroke extending to the right.

Scott Kemins

Commissioner of Buildings