



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 31

C 090484 ZMQ

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;
2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;
3. changing from an M1-1 District to an R7-3 District property bounded by 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;
4. establishing within a former Park an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park, and the easterly prolongation of a northerly boundary line of a Park;
5. establishing within an R6 District a C1-4 District bounded by:
 - a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and
 - b. Astoria Boulevard, the terminus of the Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of the of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 feet southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 feet southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and
6. establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation of 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

This application for an amendment to the Zoning Map was filed by Halletts A Development Company LLC on June 10, 2009 and revised on April 3, 2013 to change an M1-1 district to R7-3/C1-4 and to map C1-4 commercial overlays in existing R6 districts in addition to mapping R6 on public parkland to facilitate a mixed-use large-scale general development located at Halletts Point, Queens Community District 1.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

- C 130068 MMQ** Amendment to the City map involving the de-mapping of portions of 26th Avenue, 27th Avenue, Astoria Boulevard, and a Park, the delineation of a street easement, and the establishment of a Park.
- N 090485 ZRQ** Amendment to the Zoning Resolution modifying Article II, Chapter 3, and Appendix F relating to Inclusionary Housing, Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS), Article VI, Chapter III (SPECIAL REGULATIONS APPLYING TO FRESH FOOD STORES) and Article VII, Chapter 4 relating to large-scale general development.
- C 090486 ZSQ** Special permits pursuant to Sections 74-743(a)(1), 74-743(a)(2), and 74-743(a)(11) to distribute floor area and lot coverage, modify the rear yard requirements of Sections 23-532 and 35-53, to modify the height and setback requirements of Section 62-341, and to allow the distribution of floor area from a zoning lot containing existing public housing buildings within a large-scale general development.
- N 090487 ZAQ** Authorization by the Planning Commission pursuant to Section 62-822(a) to modify the location, area, and dimension requirements of Section 62-50 for waterfront public access area and visual corridors within a large-scale general development.
- N 090488 ZCQ** Chair certification pursuant to Section 62-811(b) that a site plan has been submitted showing compliance with the provisions of Section 62-50 and 62-

60, as modified by the authorizations (N 090487 ZAQ, N 130245 ZAQ, and N 130246 ZAQ), within a large-scale general development.

C 130244 ZSQ Special permit pursuant to Section 62-836 to modify bulk requirements of Section 62-341 and the distance between buildings requirement of Section 23-711, within a large-scale general development.

N 130245 ZAQ Authorization by the Planning Commission pursuant to Section 62-822(b) to modify the design requirements of Section 62-60 for waterfront public access area and visual corridors within a large-scale general development.

N 130246 ZAQ Authorization by the Planning Commission pursuant to Section 62-822(c) to allow for the phased development of waterfront public access area within a large-scale general development.

BACKGROUND

A full background discussion and description of this application appears in the report for a related application for a special permit (C 130244 ZSQ).

ENVIRONMENTAL REVIEW

This application (C 090484 ZMQ), in conjunction with the related applications, 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The CEQR number is 09DCP084Q. The lead agency is the City Planning Commission.

A full summary of the environmental review appears in the report on the related application for a special permit (C 130244 ZSQ).

UNIFORM LAND USE REVIEW

This application (C 090484 ZMQ), in conjunction with the applications for the related ULURP actions, was certified as complete by the Department of City Planning on April 22, 2013, and was duly referred to Community Board 1 and Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP actions, which were referred for information and review on April 22, 2013 in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 090484 ZMQ) and on applications for the related actions on May 21, 2013 and on that date, by a vote of 29 in favor, with 0 opposed and 0 abstentions, unanimously adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 1 appears in the report on the related application for a special permit (C 130244 ZSQ).

Borough President Recommendation

This application (C 090484 ZMQ), in conjunction with the related actions, was considered by the Borough President, who recommended approval of the application with conditions on July 8, 2013.

A summary of the recommendations of the Borough President appears in the report on the related application for a special permit (C 130244 ZSQ).

City Planning Commission Public Hearing

On June 19, 2013 (Calendar No. 13), the City Planning Commission scheduled July 10, 2013 for a public hearing on this application (N 090484 ZMQ). The hearing was duly held on July 10, 2013 (Calendar No. 35) in conjunction with the public hearing on the applications for related actions. There were 17 speakers in favor of the application and related actions and no speakers in opposition, as described in the report on the related application for a special permit (C 130244 ZSQ), and the hearing was continued. The continued hearing was duly held on July 24, 2013 (Calendar No. 19). There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 090484 ZMQ), in conjunction with related actions, was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the 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 Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 12-087.

The City Coastal Commission, having reviewed the waterfront aspects of this action, finds that the actions will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies.

CONSIDERATION

The Commission believes that this amendment to the zoning map (C 090484 ZMQ), in conjunction with the related actions, is appropriate.

A full consideration and analysis of the issues, and reason for approving this application appears in the related report for a special permit (C 130244 ZSQ).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 9, 2013, with respect to this application (CEQR No. 09DCP084Q), and the CEQR Technical Memorandum, dated August 19, 2013 (Technical Memorandum), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that,

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action to be approved, with the modifications set forth and analyzed in the Technical Memorandum, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration marked as Exhibit A and attached to the related reports for special permits and authorization (C 130244 ZSQ, C 090486 ZSQ and N090487 ZAQ), those project components related to the environment and mitigation measures that were identified as practicable.
3. No development pursuant to this resolution shall be permitted until: (a) Restrictive Declaration(s) are executed and recorded and filed in the Office of the Register of the City of New York, County of Queens, against Block 916 Lots 1 & 10, and Block 490 Lots 1 & 11, limiting the development of such lots to development: (i) permitted under the zoning designations in effect prior to the effective date of this Resolution; or (ii) permitted under the

zoning designations in effect pursuant to this Resolution that complies with the “FEIS Obligations” as set forth in the Restrictive Declaration attached as Exhibit A to the reports on the related applications for special permits and authorization (C 090486 ZSQ, C 130244 ZSQ and N 090487 ZAQ); or (b) the Restrictive Declaration attached as Exhibit A to the reports on the related applications for special permits and authorization (C 090486 ZSQ, C 130244 ZSQ and N 090487 ZAQ), as such may be modified in accordance with the provisions of the reports on the related applications for special permits and authorization (C 090486 ZSQ, C 130244 ZSQ, N 090487 ZAQ), is executed by Halletts A Development Corporation and NYCHA or successors, and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.

This report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

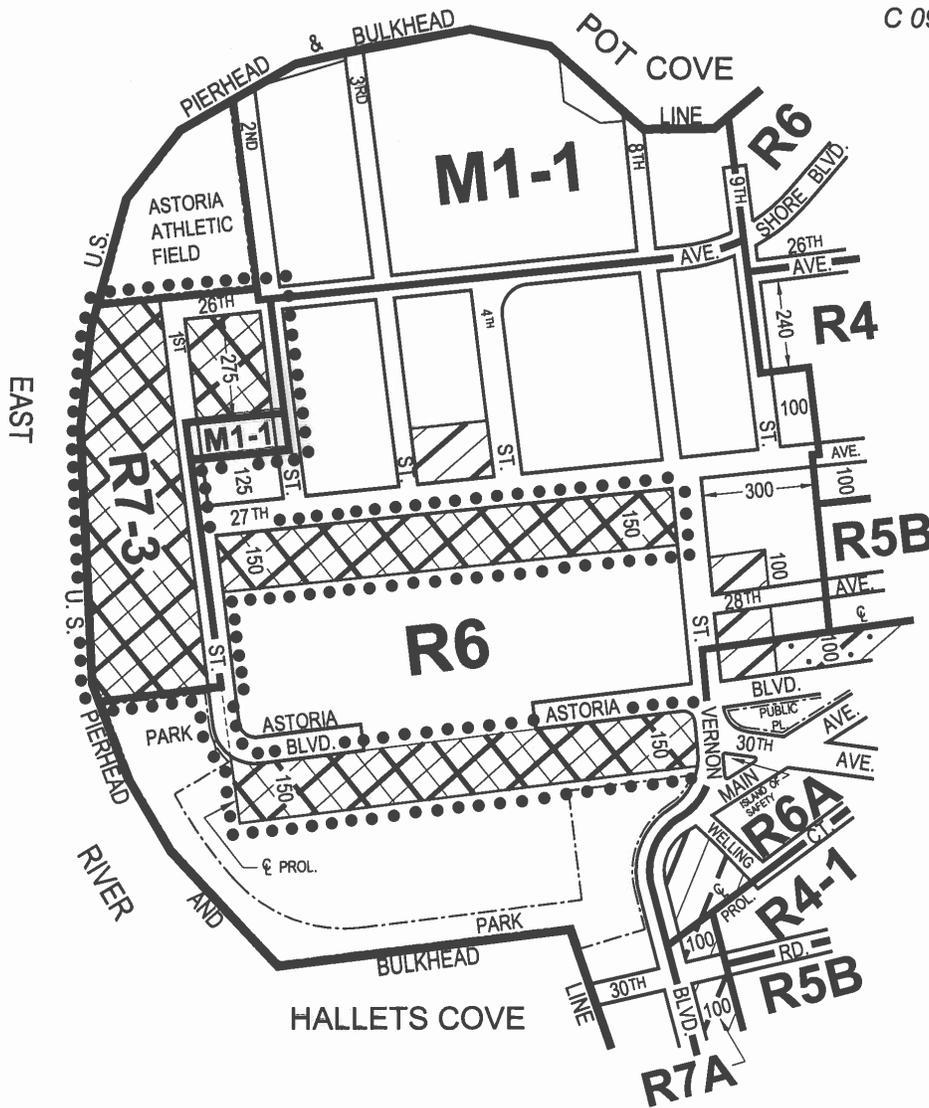
RESOLVED, the City Coastal Commission, having reviewed the waterfront aspects of this action finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 201 of the New York City Charter, that based on the environmental determination and the 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 by changing the Zoning Map, Section 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;
2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;
3. changing from an M1-1 District to an R7-3 District property bounded by 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;
4. establishing within a former Park an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park, and the easterly prolongation of a northerly boundary line of a Park;
5. establishing within an R6 District a C1-4 District bounded by:
 - a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and
 - b. Astoria Boulevard, the terminus of the Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of the of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 feet southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 feet southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and
6. establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation of 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line; as shown on a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309, Borough of Queens, Community District 1.

The above resolution (C 090484 ZMQ), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 31), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. De La UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

9a

BOROUGH OF
QUEENS

J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 APRIL 22, 2013



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing an R6 District to an M1-1 District, and M1-1 District to R6 and R7-3 Districts, and by establishing C1-4 Districts within existing and proposed R6 and R7-3 Districts.
- Indicates a C1-3 District.
- Indicates a C1-4 District.
- Indicates a C2-3 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.
 THIS DIAGRAM REFLECTS PROPOSED CHANGES IN THE CITY MAP
 PURSUANT TO RELATED MAPPING APPLICATION C 130068 MMQ.

**City of New York
Community Board #1, Queens**

The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL, Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

Helen Marshall,
President, Queens
Barry Grodenchik,
Deputy Borough President
Vinicio Donato,
Chairperson
Lucille T. Hartmann,
District Manager

EXECUTIVE BOARD

Vinicio Donato
Chairperson
George L. Stamatziades
First Vice Chairperson
Norma Nieves-Blas
Second Vice Chairperson
Jean Marie D'Allewa
Third Vice Chairperson
Joseph Risi, Jr.
Executive Secretary
Peter Pallos
Sergeant-at-Arms
**COMMITTEES &
CHAIRPERSONS**
Airport Access
Rose Marie Poveromo
Capable Disabled
Daniel Aliberti
*Capital/Expense,
Community Development*
Elizabeth Erion
Consumer Affairs
Joseph Risi Jr.
Education
Linda Perno
Environmental Protection
Joan Asselin
*Health & Social Services/
Senior*
Jean Marie D'Allewa
Housing
Mary O'Hara
Industrial/Commercial
Edward Babor
*Parks & Recreation/
Cultural Affairs*
Richard Khuzami
Public Safety
Antonio Meloni
Street Festivals
Ann Bruno
Transportation
Robert Piazza
Youth
Jose Batista
Zoning & Variance
John Carusone

May 23, 2013

**Recommendation for Halletts Point (Astoria, Queens)
ULURP applications: #C 090484 ZMQ, #C 130068
MMQ, #C 130244 ZSQ, #C 090486 ZSQ**

Community Board 1, Q voted and passed unanimously (29 in favor, 0 against, 0 abstentions) to approve the above referenced ULURP applications with the following stipulations:

- The developer (Halletts A Development Co., LLC) is to provide a Youth Center facility, similar to the Variety Boys & Girls Club at 21-17 30 Rd. in Astoria, with indoor multi-use facilities. This facility is to be separate and distinct from the proposed school building
- The Restrictive Declaration to be put in place should include and memorialize the following amenities and design goals, as proposed and as presented, in verbal and graphic presentations:
 - a) Street traffic calming controls i.e. narrowing of Astoria Boulevard between 1st and 8th Streets
 - b) The monitoring of construction traffic for safety and congestion
 - c) Mass transit amenities i.e. Comfort Station for the Bus Depot
 - d) Waterfront amenities i.e. the open spaces, replace railing on the NYCHA esplanade, boardwalk design and the restoration of the Hallet Point playground
 - e) Increase, upgrade and improve infrastructure including City services i.e. Police, Fire and Sanitation
- Developer to institute perpendicular parking on 27th Avenue

BOARD MEMBERS (cont.)

Rose Anne Alafogiannis
George Alexiou
Gus Antonopoulos
Juanita Brathwaite
Ann Bruno
Gerald Caliendo
Joanna D'Elia
Dolores DeCrescenzo
Mary Demakos
Antonella DiSaverio
Dean O. Feratovic
Salvatore Gagliardo
Anthony Gigantiello
Evic Hantzopoulos
Pauline Jannelli
John C.V. Katsanos
Jerry Kril
Vincent G. Marsanico
Frances Luhmann-McDonald
Prabir Mitra
Kevin Mullarkey
Stella Nicolaou
Gus Prentzas
Thomas Ryan
Taryn Sacramone
Michael Serao
Rudolfo Sarchese
Danielle Tharrington
Marie Torniali
Judy Trilivas
Ben Wood
John P. Ziedonis



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application # **C 090484 ZMQ**

Project Name: **Halletts Point**

ZIP Code: **09DCP084Q**

City: **Queens**

Community District Number: **1**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Please see attached and corresponding illustrative diagram.

Applicant(s): Halletts A Development Company, LLC, c/o Lincoln Equities Group 301 Route 17 North, Rutherford, NJ 07070 New York City Housing Authority (NYCHA) 250 Broadway, 8th Floor, New York, NY 10007		Applicant's Representative: Kenneth K. Fisher Cozen O'Connor 277 Park Avenue New York, NY 10022	
Recommendation submitted by: Queens Community Board 1			
Date of public hearing: 4/21/13		Location: ASTORIA WORLD MANOR 25-22 Astoria Blvd, 11102	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: 4/21/13		Location: SAME as above	
RECOMMENDATION <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions (See attached) <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary. (see attached)			
Voting # In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50			
Name of CB/BB officer completing this form Vincio Bonatje		Title Chair	Date 4/23/13

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;
2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;
3. changing from an M1-1 District to an R7-3 District property bounded 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;
4. establishing within a former Park** an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park, and the easterly prolongation of a northerly boundary line of a Park;
5. establishing within an R6 District a C1-4 District bounded by:
 - a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and
 - b. Astoria Boulevard, the terminus of the Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of the of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and
6. establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

****Note:** A portion of a Park westerly of the intersection of 1st Street and Astoria Boulevard is proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

Queens Borough President Recommendation

APPLICATION: ULURP #090484 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority, pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;
2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;
3. changing from an M1-1 District to an R7-3 District property bounded by 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead line;
4. establishing within a former Park an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park and the easterly prolongation of a northerly boundary of a Park;
5. establishing within an R6 district a C1-4 district bounded by:
 - a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and
 - b. Astoria Boulevard, the terminus of Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 feet southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 feet southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and
6. Establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community District 1, as shown a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

Related items: ULURP nos. N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 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 three (3) speakers in favor with none (0) against. 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:

- o The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- o The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.
- o As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Halletts Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.
- o The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Halletts Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.
- o Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Halletts Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Halletts Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall

 PRESIDENT, BOROUGH OF QUEENS

July 8, 2013

 DATE