



## CITY PLANNING COMMISSION

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August 21, 2013 / Calendar No. 33

C 090486 ZSQ

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**IN THE MATTER OF** an application submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 35-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (Developments on land and platforms); and
3. Section 74-743(a)(11) - to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

in connection with a proposed mixed use development on property generally bounded by 26<sup>th</sup> Avenue and its westerly prolongation, 2<sup>nd</sup> Street, 27<sup>th</sup> Avenue, 8<sup>th</sup> Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26<sup>th</sup> Avenue, 27<sup>th</sup> Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1.

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This application for a special permit pursuant to Section 74-743 to permit the transfer of floor area from a waterfront zoning lot to an upland zoning lot and to allow lot coverage from the upland zoning lot to be used on the waterfront zoning lot in addition to modifying bulk regulations was filed by the applicant on June 10, 2009 and revised April 3, 2013 and April 22, 2013 to facilitate a large-scale general development located on Halletts Point, Queens, Community District 1.

### **RELATED ACTIONS**

In addition to the special permits, which are the subject of this report (C 090486 ZSQ), implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

- C 130068 MMQ** Amendment to the City map involving the de-mapping of portions of 26<sup>th</sup> Avenue, 27<sup>th</sup> Avenue, Astoria Boulevard, and a Park, the delineation of a street easement, and the establishment of a Park.
- C 090484 ZMQ** Amendment to the Zoning Map, Section No. 9a, changing from an R6 District to a M1-1 District, changing from a M1-1 to R6 and R7-3 Districts, establishing C1-4 Districts within existing and proposed R6 and R7-3 Districts, and establishing an R6 District in a [proposed] former portion of 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.
- 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 on the related application for a special permit (C 130244 ZSQ).

## **ENVIRONMENTAL REVIEW**

This application (C 090486 ZSQ), 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 090486 ZSQ), in conjunction with the applications for the related ULURP actions (C 130068 MMQ, C 090484 ZMQ, and C 130244 ZSQ), was certified as complete by the Department of City Planning on April 22, 2013, and was duly referred to Community Board 1 and the 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 (N 090485 ZRQ, N 090487 ZAQ, N 090488 ZCQ, N 130245 ZAQ, and N 130246 ZAQ), which were referred for informational purposes.

## **Community Board Public Hearing**

Community Board 1 held a public hearing on this application (C 090486 ZSQ) 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 090486 ZSQ), 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. 15), the City Planning Commission scheduled July 10, 2013 for a public hearing on this application (C 090486 ZSQ). The hearing was duly held on July 10, 2013 (Calendar No. 37) and was continued on July 24, 2013 (Calendar No. 21), in conjunction with the public hearing on the applications for related actions (C 130068 MMQ, C 090484 ZMQ, and C 130244 ZSQ). 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 hearings were closed on July 24, 2013.

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 090486 ZSQ), in conjunction with the applications for the 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 New York 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 application for a special permit (C 090486 ZSQ), in conjunction with the related applications (C 130068 MMQ, C 090484 ZMQ, N 090485 ZRQ, N 090487 ZAQ, C 130244 ZSQ, N 130245 ZAQ, and N 130246 ZAQ), is appropriate.

A full description of Commission modifications, and consideration and analysis of the issues, and the reasons for approving this application appear in the related report for a special permit (C 130244 ZSQ).

## **FINDINGS**

The City Planning Commission hereby makes the following findings pursuant to Sections 74-743 of the Zoning Resolution:

1. The large-scale general development has a total of 34.3 acres and will be developed as a unit under single fee ownership for all zoning lots:
2. Will be located in whole or in part in a proposed new R7-3/C1-4 district;
3. The transfer of residential floor area from the waterfront zoning lot to the upland lot is permitted since these uses are both permitted in the R7-4/C1-4 district:
4. Waivers of height and setback will permit a development that is comparable in size with the rest of the general large scale development while allowing a slightly greater bulk to be massed away from the waterfront open space areas:
5. The proposed merger of the waterfront lot and the NYCHA Astoria Houses campus into a single zoning lot is not possible until the concurrent, related application for City Map

changes, which includes the proposed elimination of the 10 foot strip of parks parcel is complete:

6. The existing light industrial buildings on the separate parcel of land are demolished as detailed in the phasing plan:
7. The distribution of floor area, open space, dwelling units, and the location of buildings within the large-scale general development area is designed in such a way as to maximize the publicly accessible open space and result in a superior site plan:
8. The distribution of floor area and location of buildings will not unduly increase the bulk of buildings in any one block or unduly obstruct access of light and air;
9. All zoning lots within the proposed large-scale general development occupy frontage on mapped streets:
10. Considering the size of the proposed large-scale general development, the streets providing access will be adequate to handle traffic:
11. The applicant has submitted to the Commission a plan and timetable to provide required additional public facilities to serve the area:
12. The open space provided shall be accessible to and usable by all residents of the proposed new buildings:
13. A declaration with regard to ownership requirements of the large-scale general development has been filed with the Commission and:
14. For a phased construction program, the applicant has provided all additional information requested including a proposed time schedule for carrying out the proposed large-scale general development showing the distribution of bulk, and open space and a site plan providing for common open space and:

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the action described herein to be appropriate, adopts the following 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 Proposed Action adopted herein is one that avoids or minimizes 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 hereto, as same may be modified with any necessary administrative or technical changes or changes necessary to implement execution by NYCHA, all as acceptable to Counsel to the Department, is executed by Halletts A Development Corporation and NYCHA or its 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, those mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS and the Technical Memorandum, constitutes 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 Waterfront Revitalization Program (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 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application submitted by The Halletts A Development

Company LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a) (1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a) (2) - to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 35-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (Developments on land and platforms); and
3. Section 74-743(a)(11) - to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

in connection with a proposed mixed-use development on property generally bounded by 26<sup>th</sup> Avenue and its westerly prolongation, 2<sup>nd</sup> Street, 27<sup>th</sup> Avenue, 8<sup>th</sup> Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100 & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26<sup>th</sup> Avenue, 27<sup>th</sup> Avenue, Astoria Boulevard & Park), in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 090486 ZSQ) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by STUDIO V Architects PLLC and James Corner Field Operations, filed with this application and incorporated in this resolution:

<b><u>Dwg Nos.</u></b>	<b><u>Title</u></b>	<b><u>Last Revised Date</u></b>
Z-102.00	Zoning Calculations	08/13/2013
Z-103.00	Buildings 1 thru 5 Adjusted Base Plane Calculations	08/13/2013
Z-103.01	Buildings 6 thru 8 Adjusted Base Plane Calculations	08/13/2013
Z-104.00	Existing NYHCA Astoria Houses Site Plan W/ Area Calcs.	08/13/2013
Z-105.00	Development Overall Site Plan	08/13/2013
Z-200.00	Buildings 1 thru 6 Waiver Plan (Area P1)	08/13/2013
Z-201.00	Building 7 Waiver Plan (Area P2)	08/13/2013
Z-202.00	Building 8 Waiver Plan (Area P3)	08/13/2013
Z-210.00	Building 1 Height & Setback Diagrams	08/13/2013
Z-211.00	Building 2 Height & Setback Diagrams	08/13/2013
Z-212.00	Building 3 Height & Setback Diagrams	08/13/2013
Z-213.00	Building 4 Height & Setback Diagrams	08/13/2013
Z-214.00	Building 5 Height & Setback Diagrams	08/13/2013
Z-215.00	Buildings 6 thru 8 Height & Setback Diagrams	08/13/2013
Z-216.00	School Height & Setback Diagrams	08/13/2013
G-171.00	Survey – Match Line 1	08/13/2013

<b><u>Dwg Nos.</u></b>	<b><u>Title</u></b>	<b><u>Last Revised Date</u></b>
G-172.00	Survey – Match Line 2	08/13/2013
L-013.00	WPAA Diagram	08/13/2013
L-138.00	East PAA Lighting	08/13/2013
L-139.00	East PAA Photometrics	08/13/2013
L-141.00	Special PAA Details – PAA Sign and Parks Seating Steps	08/13/2013
L-190.00	Zoning Calculations 01	08/13/2013
L-191.00	Zoning Calculations 02	08/13/2013
L-192.00	Zoning Calculations 03	08/13/2013
L-231.00	WPAA Layout Plan	08/13/2013
L-232.00	WPAA Layout Roof Plan	08/13/2013
L-241.00	Material Plan	08/13/2013
L-251.00	Seating Plan	08/13/2013
L-261.00	Furnishing and Signage Plan	08/13/2013
L-271.00	Planting Plan (Trees)	08/13/2013
L-272.00	Planting Plan (Shrubs + Grass + Perennials)	08/13/2013
L-281.00	Lighting Plan South	08/13/2013

<b><u>Dwg Nos.</u></b>	<b><u>Title</u></b>	<b><u>Last Revised Date</u></b>
L-282.00	Lighting Plan North	08/13/2013
L-283.00	Lighting Plan Photometrics South	08/13/2013
L-284.00	Lighting Plan Photometrics North	08/13/2013
L-291.00	Grading Plan	08/13/2013
L-310.00	Site Details – Paving	08/13/2013
L-320.00	Site Details – Wood Deck 1	08/13/2013
L-321.00	Site Details – Wood Deck 2	08/13/2013
L-330.00	Site Details – Railing	08/13/2013
L-331.00	Site Details Railing and Stairs	08/13/2013
L-332.00	Site Details – Fence	08/13/2013
L-340.00	Site Details – Furnishing	08/13/2013
L-341.00	Site Details – Furnishing	08/13/2013
L-342.00	Site Details – Furnishing	08/13/2013
L-343.00	Site Details – Furnishing	08/13/2013
L-344.00	Site Details – Furnishing	08/13/2013
L-346.00	Site Details – Furnishing	08/13/2013

<b><u>Dwg Nos.</u></b>	<b><u>Title</u></b>	<b><u>Last Revised Date</u></b>
L-347.00	Site Details – Furnishing	08/13/2013
L-350.00	Site Details Lighting (Fixtures)	08/13/2013
L-360.00	Site Details – Planting	08/13/2013
L-370.00	Site Details – Signage	08/13/2013
L-401.00	Site Section 1	08/13/2013
L-402.00	Site Section 2	08/13/2013
L-403.00	Site Section 3	08/13/2013
L-404.00	Site Section 4	08/13/2013
L-406.00	Site Section 6	08/13/2013
L-601.00	Phase 1 Site Plan	08/13/2013
L-602.00	Phase 2 Site Plan	08/13/2013
L-603.00	Phase 3 Site Plan	08/13/2013
L-604.00	Phase 4 Site Plan	08/13/2013
L-605.00	Phase 5 Site Plan	08/13/2013
L-606.00	Phase 6 Site Plan	08/13/2013
L-607.00	Phase 7 Site Plan – Full Build	08/13/2013

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached Restrictive Declaration marked as Exhibit A hereto, as same may be modified with any necessary administrative or technical changes or changes necessary to implement execution by NYCHA, all as acceptable to counsel to the Department, is executed by Halletts A Development Corporation and NYCHA or its successors, and such declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party , revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.
7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agents failure to act in accordance with the provisions of this special permit.

The above resolution (C090486 ZSQ), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 33) 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 of New York  
Community Board #1, Queens**

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

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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 1<sup>st</sup> and 8<sup>th</sup> 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 27<sup>th</sup> Avenue

BOARD MEMBERS (cont.)

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

# Queens Borough President Recommendation

APPLICATION: ULURP #090486 ZSQ

COMMUNITY BOARD: Q01

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the NYC Charter for the grant of Special Permits pursuant to the following Sections of the NYC Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) – to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 45-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-431 (Developments on land and platforms); and
3. Section 74-743(a)(11) – to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

In connection with a proposed mix use development in a large scale general development on property generally bounded by 26<sup>th</sup> Avenue and its westerly prolongation, 2<sup>nd</sup> Street, 27<sup>th</sup> Avenue, 8<sup>th</sup> street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26<sup>th</sup> Avenue, 27<sup>th</sup> Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, 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 requesting Special Permits that would allow floor area and bulk allowances as part of an overall site plan for a large scale general development to 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 27<sup>th</sup> 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 27<sup>th</sup> 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, 1<sup>st</sup> 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 1<sup>st</sup> & 8<sup>th</sup> 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 27<sup>th</sup> Avenue.

#### RECOMMENDATION

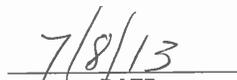
The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has 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.

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE