



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 30

C 130068 MMQ

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, New York City Housing Authority (NYCHA), and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street;
- the establishment of a park between 2nd Street, 26th Avenue and the U.S. Pierhead and Bulkhead Line;
- the elimination of a portion of park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a street easement; and
- the adjustment of grades and block dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Queens, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

This application for an amendment to the City Map was filed by the applicant on September 13, 2012 and was revised February 12, 2013. The proposed City Map amendment, along with related actions, would facilitate a proposed mixed use development within and adjacent to the Astoria Houses Campus located on the Halletts Point peninsula in the Astoria neighborhood.

RELATED ACTIONS

In addition to the amendment to the City Map (C 130068 MMQ) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are considered concurrently with this application:

C 090484 ZMQ A proposed 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 A proposed 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 A request for the grant of an authorization by the 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 Sections 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 various 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 A request for the grant of an authorization by the 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 A request for the grant of an authorization by the 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 action for a special permit (C 130244 ZSQ).

ENVIRONMENTAL REVIEW

This application (C 130068 MMQ), in conjunction with the related applications (C 090484 ZMQ, N 090485 ZRQ, C 090486 ZSQ, N 090487 ZAQ, N 090488 ZCQ, C 130244 ZSQ, N 130245 ZAQ, and N 130246 ZAQ) 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 09DCP084Q. The lead agency is the City Planning Commission.

A full summary of the environmental review and the Final Environmental Impact Statement appears in the report for the related special permit (C 130244 ZSQ).

UNIFORM LAND USE REVIEW

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

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C130068 MMQ) on April 21, 2013 and on May 21, 2013, by a vote of 29 in favor, 0 opposed, with no abstentions, adopted a resolution recommending approval of the application with conditions.

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

Borough President Recommendation

This application (C 130068 MMQ), in conjunction with the related actions, was considered by the President of the Borough of Queens, who issued a recommendation on July 8, 2013, approving the application with conditions.

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

City Planning Commission Public Hearing

On June 17, 2013 (Calendar No. 12), the City Planning Commission scheduled July 10, 2013, for a public hearing on this application (C 130068 MMQ). The hearing was duly held on July 10, 2013 (Calendar No. 34) and was continued on July 24, 2013 (Calendar No. 18), in conjunction with the public hearings on the related actions (C 090484 ZMQ, C 090486 ZSQ, and C 130244 ZSQ).

There were 17 speakers in favor and 0 speakers against, as described in the related report for the special permit (C 130244 ZSQ), and the hearings were closed on July 24, 2013.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C130068 MMQ), 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 Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 12-087.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this amendment to the City Map (C 130068 MMQ), in conjunction with the related applications (C 090484 ZMQ, N 090485 ZRQ, C 090486 ZSQ, N 090487 ZAQ, N 090488 ZCQ, C 130244 ZSQ, N 130245 ZAQ, and N 130246 ZAQ) is appropriate.

A full 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).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition, 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 20, 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 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 and attached to the related reports for special permits (C 130244 ZSQ and C 090486 ZSQ) and authorization (N 090487 ZAQ), those project components

related to the environment and 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 aspect 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 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 130068 MMQ) for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street;
- the establishment of a park between 2nd Street, 26th Avenue and the U.S. Pierhead and Bulkhead Line;
- the elimination of a portion of park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a street easement; and
- the adjustment of grades and block dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President, is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5019 dated February 5, 2013 providing for the discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street; and for portions of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line, said streets to be discontinued and closed being more particularly described as follows:

DISCONTINUANCE AND CLOSING OF PORTIONS OF TWO CUL-DE-SACS IN
ASTORIA BOULEVARD BETWEEN 1ST AND 8TH STREET

A portion of Astoria Boulevard, Commencing at a point on the southerly street line of Astoria Boulevard, as that street was hereinbefore laid out on the City Map; said point being distant 260.26 feet westerly from the corner formed by the intersection of the northerly line of 26th Avenue and the westerly line of 2nd Street; thence, 1145.69 feet southerly to a point of curvature on the westerly line of 1st Street; thence running southeasterly 172.18 feet on the arc of a circle curving to the right, with a radius of 110.00 feet and a central angle of 89 degrees-41 minutes and 07.1 seconds to a point of tangency on the southerly line of Astoria Boulevard; thence easterly 110.00 feet along said southerly line of Astoria Boulevard to a point of curvature, said point being the Point of Beginning;

- 1) Running thence southeasterly 25.67 feet along the arc of a circle curving to the right with a radius of 35.000 feet and a central angle of 42 degrees-01 minutes and 02.4 seconds to a point of tangency on the southwesterly line of Astoria Boulevard, discontinued and closed;

- 2) Running thence 51.24 feet along said southwesterly line of Astoria Boulevard, discontinued and closed, to a point of curvature;
- 3) Running thence southeasterly and northeasterly 144.77 feet along the arc of a circle curving to the left with a radius of 65.000 feet and a central angle of 127 degrees-36 minutes and 20.2 seconds to a point on the easterly line of Astoria Boulevard;
- 4) Running thence southwesterly 169.81 feet, to the point or place of beginning.

The area described above consists of an area of approximately 6,400.3 square feet; and

An additional portion of Astoria Boulevard, Commencing at a point on the southerly street line of Astoria Boulevard, as that street was hereinbefore laid out on the City Map; said point being distant 424.31 feet westerly from the corner formed by the northerly line of Astoria Boulevard and the westerly line of 8th Street, thence southerly 65.00 feet along the westerly line of Astoria Boulevard to a point of tangency; thence southeasterly 5.00 feet, along the arc of a circle, curving to the right, having a radius of 65.000 feet and a central angle of 4 degrees-24 minutes - 42.2 seconds to a Point of Beginning;

- 1) Running thence southeasterly 148.15 feet along the arc of a circle curving to the right with a radius of 65.000 feet and a central angle of 131 degrees-35 minutes and 17.8 seconds to a point of tangency on the southeasterly line of Astoria Boulevard, discontinued and closed;
- 2) Running thence 43.43 feet northeasterly along said line of Astoria Boulevard, discontinued and closed, to a point of curvature;
- 3) Running thence northeasterly 27.49 feet along the arc of a circle curving to the right with a radius of 35.000 feet and a central angle of 45 degrees-00 minutes and 00 seconds to a point on the southerly line of Astoria Boulevard;
- 4) Running thence southwesterly 166.23 feet, to the point or place of beginning.

The area described above consists of an area of approximately 6,344.2 square feet.

DISCONTINUANCE AND CLOSING OF A PORTION OF 26TH AVENUE BETWEEN 1ST STREET AND THE U.S. PIERHEAD AND BULKHEAD LINE

Starting at a Point of Beginning on the northerly street line of 26th Avenue, as that street was hereinbefore laid out on the City Map; Said point being distant 260.26 feet westerly from the corner formed by the intersection of the northerly line of 26th Avenue and the westerly line of 2nd Street;

- 1) Running thence southerly 60.02 feet to the corner formed by the southerly line of 26th Avenue, discontinued and closed, and the westerly line of 1st Street;
- 2) Running thence westerly along the former southerly line of 26th Avenue, discontinued and closed, which forms an interior angle of 88 degrees-35 minutes with the last mentioned course for 190.00 feet to a point;
- 3) Running thence northeasterly along the arc of a circle curving to the right, having a radius of 6046.57 feet, a central angle of zero degrees- 35 minutes and 12 seconds, 61.92 feet to a point on the former northerly line of 26th Avenue, discontinued and closed. The radius of said circle forms a deflection angle to the right of 13 degrees-58 minutes and 47.2 seconds with the westerly extension of the southerly line of 26th Avenue, discontinued and closed;
- 4) Running thence easterly along the northerly line of 26th Avenue, discontinued and closed, for 173.17 feet to the point or place of beginning.

The area described above consists of an area of approximately 10, 898.5 square feet.

DISCONTINUANCE AND CLOSING OF A PORTION OF 27TH AVENUE BETWEEN 1ST STREET AND THE U.S. PIERHEAD AND BULKHEAD LINE

Starting at a Point of Beginning on the westerly street line of 1st Street, as that street was hereinbefore laid out on the City Map; Said point being distant 260.26 feet westerly from the

corner formed by the intersection of the northerly line of 26th Avenue and the westerly line of 2nd Street; thence, 576.58 feet southerly to a corner formed by the westerly line of 1st Street and the northerly line of 27th Avenue, discontinued and closed;

- 1) Running thence southerly 60.02 feet to the corner formed by the southerly line of 27th Avenue, discontinued and closed, and the westerly line of 1st Street;
- 2) Running thence westerly along the former southerly line of 27th Avenue, discontinued and closed, which forms an interior angle of 88 degrees-35 minutes with the last mentioned course for 275.94 feet to a point;
- 3) Running thence northeasterly along the former westerly line of 27th Avenue, discontinued and closed, which forms an interior angle of 86 degrees-45 minutes and 53.5 seconds with the last mentioned course, for 60.10 feet to a point;
- 4) Running thence easterly along the former northerly line of 27th Avenue, discontinued and closed, which forms an interior angle of 93 degrees-14 minutes and 06.5 seconds with the last mentioned course, for 271.06 feet to the point or place of beginning.

The area described above consists of an area of approximately 16,410.1 square feet; and be it further

RESOLVED that all such approvals being subject to the following conditions:

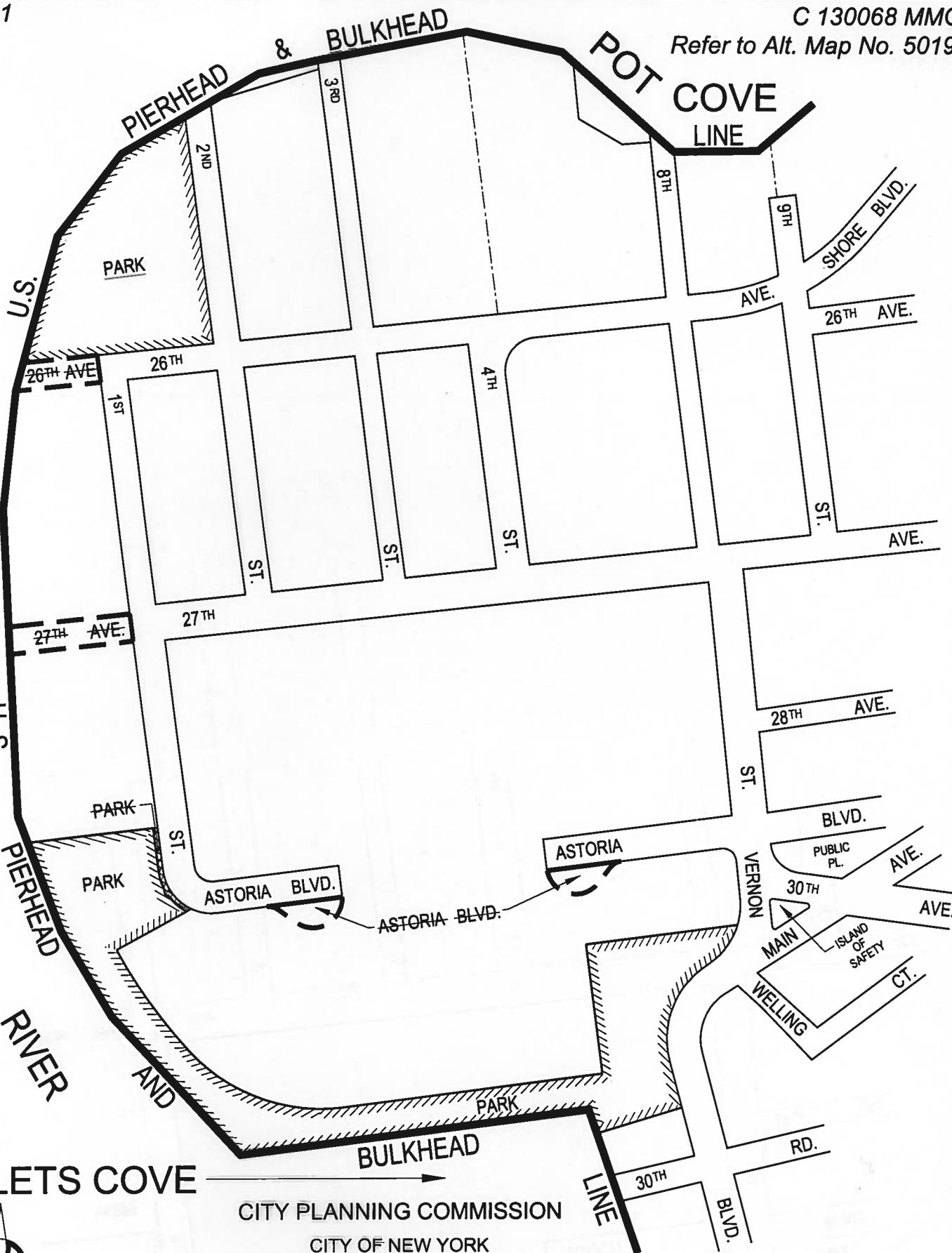
- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5019 dated February 5, 2013, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within

two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 130068 MMQ), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 30), 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 MARIN, Commissioners

EAST



HALLETS COVE

CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

9a

BOROUGH OF
QUEENS

New York, Certification Date
APRIL 22, 2013

Irene Sadko, P.E.
I. Sadko, P.E.
Chief Engineer

SCALE IN FEET



NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- - - Indicates line of street proposed to be eliminated.
- //// Indicates Park line heretofore established and hereby retained.
- //// Indicates Park line hereby established.
- xxxxxx Indicates Park line heretofore established and hereby eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

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

The Pistilli Grand Manor
45-02 Ditmars Boulevard, L.L., 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
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Norma Nieves-Blas
Second Vice Chairperson
Jean Marie D'Alleva
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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 Hallett 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 Scro
Rudolfo Sarchese
Danielle Tharrington
Marie Tormiali
Judy Trilivas
Ben Wood
John P. Ziedonis



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

Application #: **C 130068 MMQ**

Project Name: **Halletts Point Mapping**

CEQR Number: **09DCP084Q**

Borough(s): **Queens**

Community District Number(s): **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 + (8-digit application number), e.g., "CB Recommendation #C100002SQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3358 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.

Packet Description

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, New York City Housing Authority (NYCHA), and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

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- the elimination of a portion of park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a street easement; and
- the adjustment of grades and block dimensions necessitated thereby,

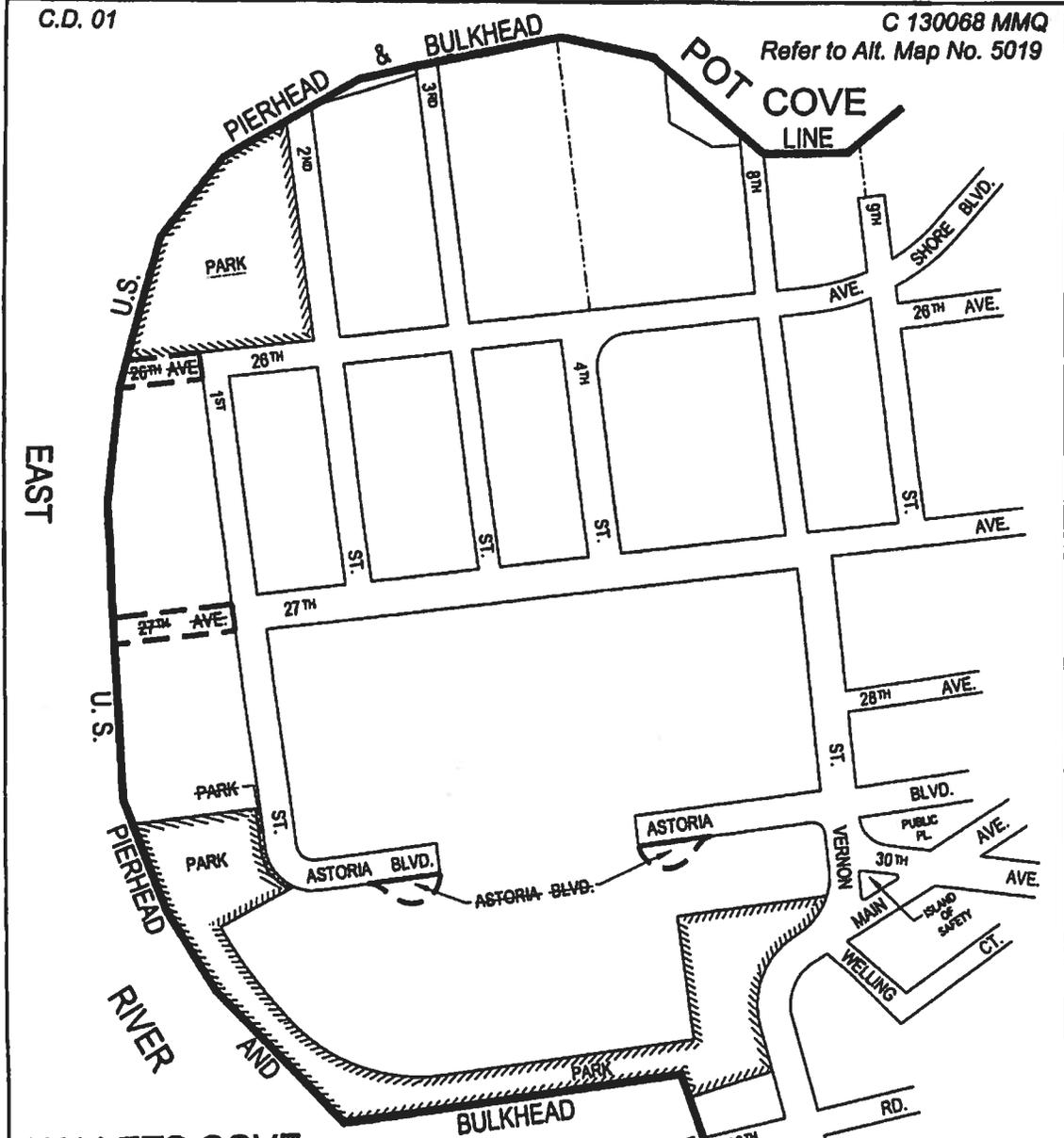
including authorization for any acquisition or disposition of real property related thereto, in the Borough of Queens, Community District 1, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

Applicant(s): Halletts A Development Company, LLC c/o Lincoln Equities Group 301 Rte. 17 North, Rutherford, NJ 07070 NYCHA - 250 Broadway, 8th Flr, New York, NY 10007 NYC Dept. of Parks and Recreation The Arsenal, Central Park, 830 Fifth Avenue, New York, NY 10065	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, 11106
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 <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions See attached	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50	
Name of CB/BB officer completing this form Vinicio Donato, Jr	Title Chair
Date 4/23/13	

C.D. 01

C 130068 MMQ

Refer to Alt. Map No. 5019



HALLETS COVE

CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

9a

BOROUGH OF
 QUEENS

New York, Certification Date
 APRIL 22, 2013

SCALE IN FEET



NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- Indicates line of street proposed to be eliminated.
- Indicates Park line heretofore established and hereby retained.
- Indicates Park line hereby established.
- Indicates Park line heretofore established and hereby eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Irene Sadko

I. Sadko, P.E.
 Chief Engineer

Queens Borough President Recommendation

APPLICATION: ULURP # 130068 MMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, NYC Housing Authority (NYCHA) and the NYC Department of Parks and Recreation (DPR), pursuant to Sections 197-c and 199 of the NYC Charter and Sections 5-430 et seq. of the NYC Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street;
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- the elimination of a portion of a park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead line;
- the delineation of a street easement; and
- the adjustment of grades and blocks dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in the Borough of Queens, Community District 1, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, 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:

- The applicant is proposing map changes 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.;
- 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.
- 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.
- 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

7/8/13
DATE