



IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130), within the Downtown Far Rockaway Urban Renewal Area, Borough of Queens, Community District 14.

An application was submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the disposition of City-owned property within the Downtown Far Rockaway Urban Renewal Area, Borough of Queens, Community District 14.

The properties are to be disposed to a developer to be selected by HPD for redevelopment in accordance with the Downtown Far Rockaway Urban Renewal Plan and consist of the following:

Blocks	Lots
15529	9, 10
15537	1 (partial), 5, 40 (partial), 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, 130

The application for the disposition of City-owned property comprising sites within the Downtown Far Rockaway Urban Renewal Area was filed by HPD on January 26, 2017 as part of the Downtown Far Rockaway Urban Renewal Plan, a comprehensive planning, zoning, and redevelopment strategy that would support Downtown Far Rockaway’s growth and vitality by fostering a vibrant mix of residential, commercial, and community facility uses on vacant and underutilized sites near mass transit resources and along the area’s primary corridors.

RELATED ACTIONS

In addition to this application (C 170247 HDQ) for the disposition of City-owned property within the Downtown Far Rockaway Urban Renewal Area, which is the subject of this report, implementation of the proposed development plan also requires action by the City Planning

Commission on the following applications, which are being considered concurrently with this application:

- C 170243 (A) ZMQ** Zoning map amendment as modified
- N 170244 (A) ZRQ** Zoning text amendment as modified
- N 170245 HGQ** Designation of the Downtown Far Rockaway Renewal Area
- C 170246 HUQ** The Downtown Far Rockaway Urban Renewal Plan
- C 170248 PPQ** Disposition of City-owned property

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

ENVIRONMENTAL REVIEW

This application (C 170247 HDQ), in conjunction with the applications for the related actions (C 170243 (A) ZMQ, N 170244 (A) ZRQ, N 170245 HGQ, C 170246 HUQ, and C 170248 PPQ) 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 16DME010Q. The lead agency is the Office of the Deputy Mayor for Housing and Economic Development.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated June 29, 2017 appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

UNIFORM LAND USE REVIEW

This application (C 170247 HDQ), in conjunction with the related applications (C 170243 ZMQ, C 170246 HUQ and C 170248 PPQ), was certified as complete by the Department of City Planning on

January 30, 2017, and was duly referred to Community Board 14 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 170244 ZRQ and N 170245 HGQ), which were duly referred for information and review.

Community Board Public Hearing

Community Board 14 held a public hearing on March 29, 2017 on this application (C 170247 HDQ) and the related applications (C 170243 ZMQ, N 170244 ZRQ, N 170245 HGQ, C 170246 HUQ, and C 170248 PPQ), and on that date, by a vote of 26 to two with no abstentions, adopted a resolution recommending approval of the application with the following conditions.

A summary of Community Board 14's recommendation appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

Borough President Recommendation

This application (C 170247 HDQ) and the related applications (C 170243 ZMQ, C 170243 (A) ZMQ, N 170244 ZRQ, N 170244 (A) ZRQ, N 170245 HGQ, C 170246 HUQ, and C 170248 PPQ) were considered by the Borough President who held a public hearing on this application on April 27, 2017 and issued a recommendation on May 11, 2017 approving the application with conditions.

A summary of the Borough President's recommendation appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

City Planning Commission Public Hearing

On May 10, 2017 (Calendar No. 3), the City Planning Commission scheduled May 24, 2017, for a public hearing on this application (C 170247 HDQ). The hearing was duly held on May 24, 2017 (Calendar No. 21), in conjunction with the hearings for the related actions.

There were several speakers, as described in the report on the application for a zoning map amendment (C 170243 (A) ZMQ), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170247 HDQ), in conjunction with the related actions was reviewed by the Department of City Planning 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 30, 2013 and by the New York State Department of State on February 3, 2016, 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 16-087.

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

CONSIDERATION

The Commission believes that the application (C 170247 HDQ) for disposition of city-owned property within the Downtown Far Rockaway Urban Renewal Area is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property consisting of the following:

Blocks	Lots
15529	9, 10
15537	1(partial), 5, 40 (partial), 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, 130

conforms to the objectives and provisions of the Downtown Far Rockaway Urban Renewal Plan (C 170246 HUQ), which is being considered concurrently with this application.

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 29, 2017 with respect to this application (CEQR No. 16DME010Q), and the Technical Memorandum, date April 26, 2017, 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 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, those mitigation measures that were identified as practicable, and be it further

The report of the City Planning Commission, together with the FEIS, 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, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that based on the environmental determinations and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located with the Downtown Far Rockaway Urban Renewal Area and consisting of the following is approved (C 170247 HDQ):

Blocks	Lots
15529	9, 10
15537	1 (partial), 5, 40 (partial), 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, 130

The above resolution (C 170247 HDQ), duly adopted by the City Planning Commission on July 10, 2017 (Calendar No. 7), is filed with the Office of the Speaker, City Council and the Queens Borough President, pursuant to Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq., Vice-Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ *Commissioners*