Land Use Review Application

Department of City Planning — 22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

140322 ZMQ
140324(A) ZSQ
APPLICATION NUMBER

140323(A) ZSQ
N140325 ZAQ
APPLICATION NUMBER

N140326 ZAQ
N140328 ZCQ
APPLICATION NUMBER

N140327 ZAQ
N140329(A) ZRQ
APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

2030 Astoria Developers, LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

31-10 37TH Avenue
STREET ADDRESS

Long Island City | **NY** | **11101**
CITY | STATE | ZIP

(718) 267-0300
AREA CODE TELEPHONE # FAX#

Howard S. Weiss, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE

Davidoff Hutcher & Citron LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

605 Third Avenue
STREET ADDRESS

New York | **New York** | **10158**
CITY | STATE | ZIP

(212) 557-7200 | **(212) 286-1884**
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

See attached Site Data Attachment Sheet
STREET ADDRESS

Astoria Cove Development
PROJECT NAME (IF ANY)

27th Avenue, 4th Street, East River and 9th Street
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-1 and R6
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

9a
ZONING SECTIONAL MAP NO(S).

See attached Site Data Attachment Sheet | **Queens** | **1**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this s sheet, identified as "LR item 3. Description of Propc

Received by Central Intake on July 8, 2014

DEPARTMENT OF CITY PLANNING

REVISED

SEE ATTACHED DESCRIPTION

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP.....MM	$	
☒	ZONING MAP AMENDMENT.....ZM	$	
☒	ZONING TEXT AMENDMENT..... ZR	$	
☒	ZONING SPECIAL PERMIT.....ZS	$	
☒	ZONING AUTHORIZATION.....ZA	$	
☒	ZONING CERTIFICATION.....ZC	$	
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$	
☐	DISPOSITION OF REAL PROP.....PD	$	
☐	URBAN DEVELOP=T ACTION.....HA	$	
☐	URBAN RENEWAL PROJECT.....*	$	
☐	HOUSING PLAN & PROJECT.....*	$	
☐	FRANCHISE.....*	$	
☐	REVOCABLE CONSENT.....*	$	
☐	CONCESSION.....*	$	
☐	LANDFILL.....*	$	
☐	OTHER (Describe)	$	

☐	MODIFICATION		$
☐	FOLLOW-UP	APPLICATION NO.	$
☐	RENEWAL	APPLICATION NO.	$
☒	OTHER	**Supplemental** SPECIFY	$

TOTAL FEE (For all actions) $

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **John Young** DCP Office/Representative — **11/1/2010** Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY: NYC Department of City Planning | CEQR NUMBER: 13DCP127Q

TYPE OF CEQR ACTION:

☐ TYPE II — Type II category: — Date determination was made:

☒ TYPE I } ☐ UNLISTED — Has EAS been filed? Yes ☐ No ☐

If yes, Date EAS filed: April 25, 2013

Has CEQR determination been made? Yes ☐ No ☐

If yes, what was determination? Negative Declaration ☐ CND ☐ Positive Declaration ☒ — Date determination made: April 26, 2013 (Attach Copy)

If Positive Declaration, has PDEIS been filed? No

Has Notice of Completion (NOC) for DEIS been issued? No — If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? No — If yes, date issued:

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
130384MMQ	Change in City Map		Pending

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
	See Attached LR Item 8		

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

NYSDEC and USACE approvals for proposed stormwater outfalls; NYSDEC approval regarding regulated adjacent area; NYSDEC SPDES permit for stormwater discharge; affordable housing financing from City and/or State agencies; NYCDEP drainage plan amendment and water main connections; and NYC Department of Building permits.

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Howard S.Weiss, Esq. — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE 7/07/1

Davidoff Hutcher & Citron LLP — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED TO THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION, OR BOTH, PURSUANT TO SECTION 197-c OF THE NEW YORK CITY CHARTER, SHALL BE GUILTY OF A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH.

NOTICE

THIS APPLICATION WILL BE SUBJECT TO PUBLIC REVIEW BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUIRED DURING THE REVIEW PROCESS.

140322 -140329

REVISED

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New York City Department of City Planning
Land Use Review Application

Supplemental Form

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW..... ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING..... ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXI... ☐ GRADE
4. EASEMENT
   Delineate N... ☐
5. RELATED AC

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Zoning Map Change . . . . . ZM

C140322 ZMQ
APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

CHANGE #1	FROM:	M1-1⊥ EXISTING	TO:	R7-3/C2-4⊥ PROPOSED
CHANGE #2	FROM:	R6⊥ EXISTING	TO:	R7A/C2-4⊥ PROPOSED
CHANGE #3	FROM:	R6⊥ EXISTING	TO:	R6B⊥ PROPOSED
CHANGE #4	FROM:			
CHANGE #5	FROM:			

REVISED

Received by Central Intake on July 8, 2014

Zoning Text Amendment . . . . . ZR

REVISED

N140329(A) ZRQ
APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
Appendix F⊥	Inclusionary Housing designated area applicable to the proposed R7-3 district⊥
23-953⊥	Special floor area compensation provisions in specified areas⊥
74-743⊥	Special provisions for bulk modification⊥
⊥	⊥
⊥	⊥
⊥	⊥

New York City Department of City Planning
Land Use Review Application

Supplemental Form

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

140323(A) ZSQ
APPLICATION NO.

140324(A) ZSQ
APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR
(Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
☒	☐	☐	74-743 C 140323 (A) ZSQ	Special Provisions for Bulk Modification	23-711,23-861 23-863,23-952
☐	☐	☐			23-47, 23-85, 23-145
☒	☐	☐	62-836 C 140 324 (A) ZSQ	Bulk modification on waterfront blocks	62-341
☐	☐	☐			
☐	☐	☐			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☒

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☒ NO ☐

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:
- ☒ IS OWNER OF SUBJECT PROPERTY
- ☐ IS LESSEE OF SUBJECT PROPERTY
- ☒ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- ☐ IS OTHER (explain real property interest below)

APPLICANT:
- ☐ IS A CITY AGENCY
- ☐ IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

DEPARTMENT OF CITY PLANNING

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Received by Central Intake on July 8, 2014

New York City Department of City Planning
Land Use Review Application

Supplemental Form

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

N140325 ZAQ — N140326 ZAQ
APPLICATION NO.

N140328 ZCQ — N140327 ZAQ
APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR
(Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
☐	☐	☐			
☐	☒	☐	62-822(a)	Authorization to modify location, area & min dimension of WPAA & VC (N140325ZAQ)	62-50
☐	☒	☐	62-822(b)	Authorization to modify design requirements for WPAA & VC (N140326ZAQ)	62-60
☐	☒	☐	62-822(c)	Authorization for phased development of WPAA (N140327ZAQ)	
☐	☐	☒	62-811(b)	Waterfront public access and visual corridors (N140328ZCQ)	

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☒

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☒ NO ☐

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:
- ☒ IS OWNER OF SUBJECT PROPERTY
- ☐ IS LESSEE OF SUBJECT PROPERTY
- ☒ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- ☐ IS OTHER (explain real property interest below)

APPLICANT:
- ☐ IS A CITY AGENCY
- ☐ IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

SEE ATTACHED ATTACHMENT #11

REVISED

DEPARTMENT OF CITY PLANNING

Received by Central Intake on July 8, 2014

sac 0505 w

Land Use Review Application (LR) ..... Item 2. Site Data

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
906	1	26th Avenue and 9th Street
906	5	26th Avenue between 9th Street and 8th Street
907	1	26th Avenue between 9th Street and 4th Street
907	8	26th Avenue between 9th Street and 3rd Street
908	12	26th Avenue and 27th Avenue between 9th Street and 8th Street
908	33, 34, 35, 36, 38, 138 & 139 **	9th Street between 26th Avenue and 27th Avenue
909	35	26th Avenue between 9th Street and 4th Street
909-	Part of 9 and 13 **	
-Lands Underwater Adjacent to Block 906 and Block 907		
Part of Street Bed of (former) 8th Street between 27th		
Avenue and East River		
**Within Rezoning Area; Not located within proposed		
Large-Scale General Development		

LR ITEM 8
RELATED ACTIONS BY OTHER AGENCIES

1. U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation approval for proposed stormwater outfalls;

2. New York State Department of Environmental Conservation approval in connection with New York State Department of Environmental Conservation-regulated adjacent area;

3. State Pollution Discharge Elimination System (SPDES) permit from the New York State Department of Environmental Conservation for stormwater discharge;

4. New York City Department of Housing Preservation and Development approval of an Affordable Housing Plan pursuant to the Inclusionary Housing Program;

5. New York City Department of Environmental Protection approval for drainage plan amendment and water main connections;

6. Department of Buildings Building Permits; and

7. Potential financing from City State and/or Federal agencies.

2030 Astoria Developers, LLC
31-10 37th Avenue
Long Island City, New York 11101

February 26, 2014

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Re: Astoria Cove
4-05, 4-34, 4-55, 4-57, 8-01, and 8-51 26th Avenue
Tax Block 906, Lots 1 and 5; Tax Block 907, Lots 1 and 8;
Tax Block 908, Lot 12; Tax Block 909 Lot 35
Borough of Queens, City of New York

Dear Chair Weisbrod:

2030 Astoria Developers, LLC is the applicant for the annexed Land Use Review Application. We are fully aware of the proposed actions, which are listed below, concerning the above-referenced properties and authorize Davidoff Hutcher & Citron LLP to file the annexed application on our behalf.

1. Zoning Map Amendment to Zoning Map 9a;
2. Zoning Text Amendment;
3. Special Permits pursuant to Zoning Resolution Sections 62-836 and 74-743;
4. Authorizations pursuant to Zoning Resolution Section 62-822; and
5. Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811.

2030 ASTORIA DEVELOPERS, LLC

By: _____
Name: JOHN MAVROUDIS
Title: MANAGER

Sworn to before me this
26 day of February, 2014

_____
Notary Public

TARA M. JOHNSON
Notary Public, State of New York
Qualified in Lewis County
Reg. No. 01J06238094
My Commission Expires May 28, 2015

488288v.1

Superior Steel Studs, Inc.
4-57 26th Avenue
Astoria, New York 11102

February 26, 2014

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Re: Astoria Cove
4-05, 4-34, 4-55, 4-57, 8-01, and 8-51 26th Avenue
Tax Block 906, Lots 1 and 5; Tax Block 907, Lots 1 and 8;
Tax Block 908, Lot 12; Tax Block 909 Lot 35
Borough of Queens, City of New York

Dear Chair Weisbrod:

Superior Steel Studs, Inc. is fee owner of Tax Block 906, Lots 1 and 5; Tax Block 907, Lot 1; and Tax Block 908, Lot 12, in the Borough of Queens, New York. Superior Steel Studs, Inc. authorizes the applicant, 2030 Astoria Developers, LLC, to file the annexed Land Use Review Application on our behalf concerning the above-referenced property for the following actions:

1. Zoning Map Amendment to Zoning Map 9a;
2. Zoning Text Amendment;
3. Special Permits pursuant to Zoning Resolution Sections 62-836 and 74-743;
4. Authorizations pursuant to Zoning Resolution Section 62-822; and
5. Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811.

SUPERIOR STEEL STUDS, INC.

By: _____
Name: William Stefany
Title: CFO

Sworn to before me this
26th day of February, 2014

Lynda S. Healy
Notary Public

LYNDA S. HEALY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 11-25-2018

488073v.2

Top Cove Associates, Inc.
31-10 37th Avenue
Long Island City, New York 11101

February 26, 2014

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Re: Astoria Cove
4-05, 4-34, 4-55, 4-57, 8-01, and 8-51 26th Avenue
Tax Block 906, Lots 1 and 5; Tax Block 907, Lots 1 and 8;
Tax Block 908, Lot 12; Tax Block 909 Lot 35
Borough of Queens, City of New York

Dear Chair Weisbrod:

Top Cove Associates, Inc. is fee owner of Tax Block 907, Lot 8, in the Borough of Queens, New York. Top Cove Associates, Inc. authorizes the applicant, 2030 Astoria Developers, LLC, to file the annexed Land Use Review Application on our behalf concerning the above-referenced property for the following actions:

1. Zoning Map Amendment to Zoning Map 9a;
2. Zoning Text Amendment;
3. Special Permits pursuant to Zoning Resolution Sections 62-836 and 74-743;
4. Authorizations pursuant to Zoning Resolution Section 62-822; and
5. Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811.

TOP COVE ASSOCIATES, INC.

By: _____
Name: EFSTATHIOS KALIOTIS
Title: PRESIDENT

Sworn to before me this
20 day of February, 2014

_____
Notary Public

TARA M. JOHNSON
Notary Public, State of New York
Qualified in Lewis County
Reg. No. 01J06238094
My Commission Expires May 28, 2015

488073v.1

Rayan Realty Corp.
8-01 26th Avenue
Astoria, New York

February 26, 2014

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Re: Astoria Cove
4-05, 4-34, 4-55, 4-57, 8-01, and 8-51 26th Avenue
Tax Block 906, Lots 1 and 5; Tax Block 907, Lots 1 and 8;
Tax Block 908, Lot 12; Tax Block 909 Lot 35
Borough of Queens, City of New York

Dear Chair Weisbrod:

Rayan Realty Corp. is fee owner of Tax Block 909, Lot 35, in the Borough of Queens, New York. Rayan Realty Corp. authorizes the applicant, 2030 Astoria Developers, LLC, to file the annexed Land Use Review Application on our behalf concerning the above-referenced property for the following actions:

1. Zoning Map Amendment to Zoning Map 9a;
2. Zoning Text Amendment;
3. Special Permits pursuant to Zoning Resolution Sections 62-836 and 74-743;
4. Authorizations pursuant to Zoning Resolution Section 62-822; and
5. Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811.

RAYAN REALTY CORP.

By: _____
Name: William Stefany
Title: CFO

Sworn to before me this
26th day of February, 2014

Lynda S. Healy
Notary Public

LYNDA S. HEALY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 11-25-2018

488073v.3

Proposed

Astoria Cove Inclusionary Housing

Text Amendment

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter with # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

23-90
INCLUSIONARY HOUSING

* * *

23-953
Special floor area compensation provisions in specified areas

(a) Optional provisions for #large-scale general developments# in C4-6 or C5 Districts

* * *

(b) Special provisions for #large-scale general developments# in Community District 1 in the Borough of Queens

Special provisions shall apply to #zoning lots# within a #large-scale general development# that contains R6B, R7A and R7-3 Districts within an #Inclusionary Housing designated area#, as follows:

(1) For #zoning lots#, or portions thereof, that are located within R6B, R7A or R7-3 Districts, the base #floor area ratio# set forth in Section 23-952 shall not apply. No #residential development# or #enlargement# shall be permitted unless #affordable floor area# is provided pursuant to the provisions of this paragraph. The sum of the amount of #low-income floor area#, plus two-thirds of the amount of #moderate-income floor area#, plus half of the amount of #middle-income floor area #shall equal no less than 20 percent of the #floor area# on such #zoning lot#, excluding any ground floor #non-residential floor area#, #floor area# within a #school#, or any #floor area# increase provided for the provision of a #FRESH food store# within the #large-scale general development#; and

(2) The amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, and the amount of #moderate-income floor area# or #middle-income floor area# that may be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, shall be in accordance with any modifications prescribed by the City Planning Commission pursuant to the provisions of Section 74-743(Special provisions for bulk modification).

* * *

~~(b)~~(c) Special provisions for #compensated zoning lots#

* * *

74-74
Large-Scale General Development

* * *

74-743
Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

~~In addition, w~~Within the former Washington Square Southeast Urban Renewal Area, within Manhattan Community District 2, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required

in paragraph (b)(1) of Section 23-953, and in conjunction therewith, the Commission may establish procedures resulting in allowing an amount of #moderate-income floor area# or #middle-income floor area# to be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953. Any such modification shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

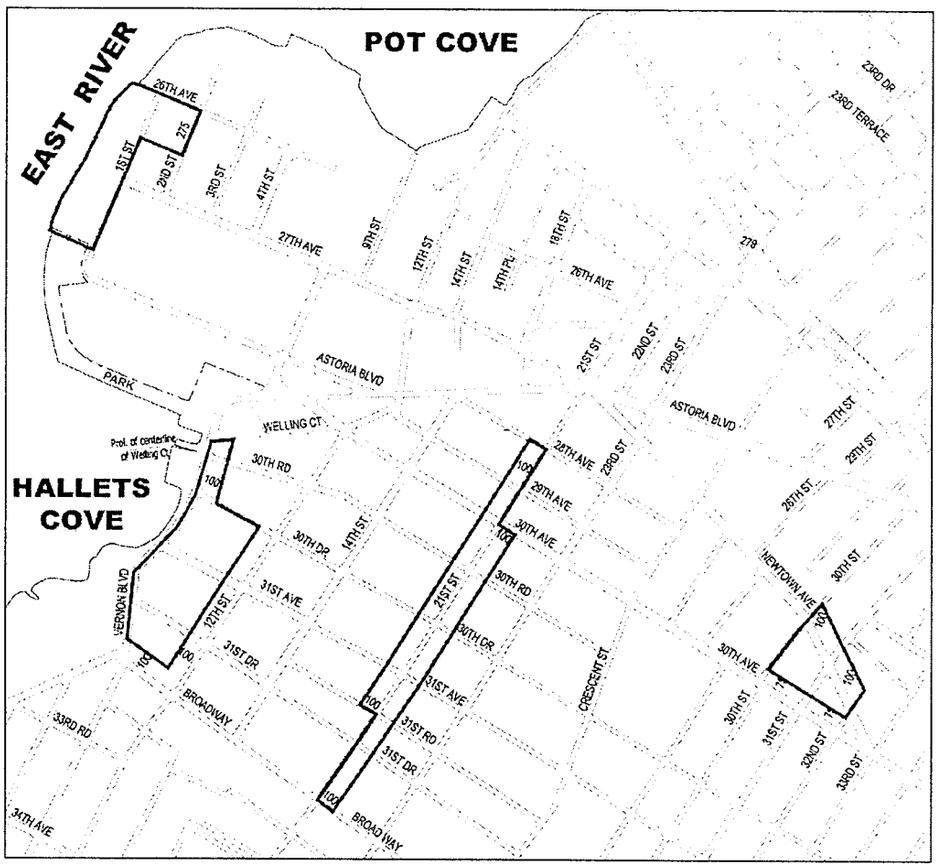
The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

(MAP TO BE DELETED)

Queens
Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 - (10/9/13)



Community District 1, Queens

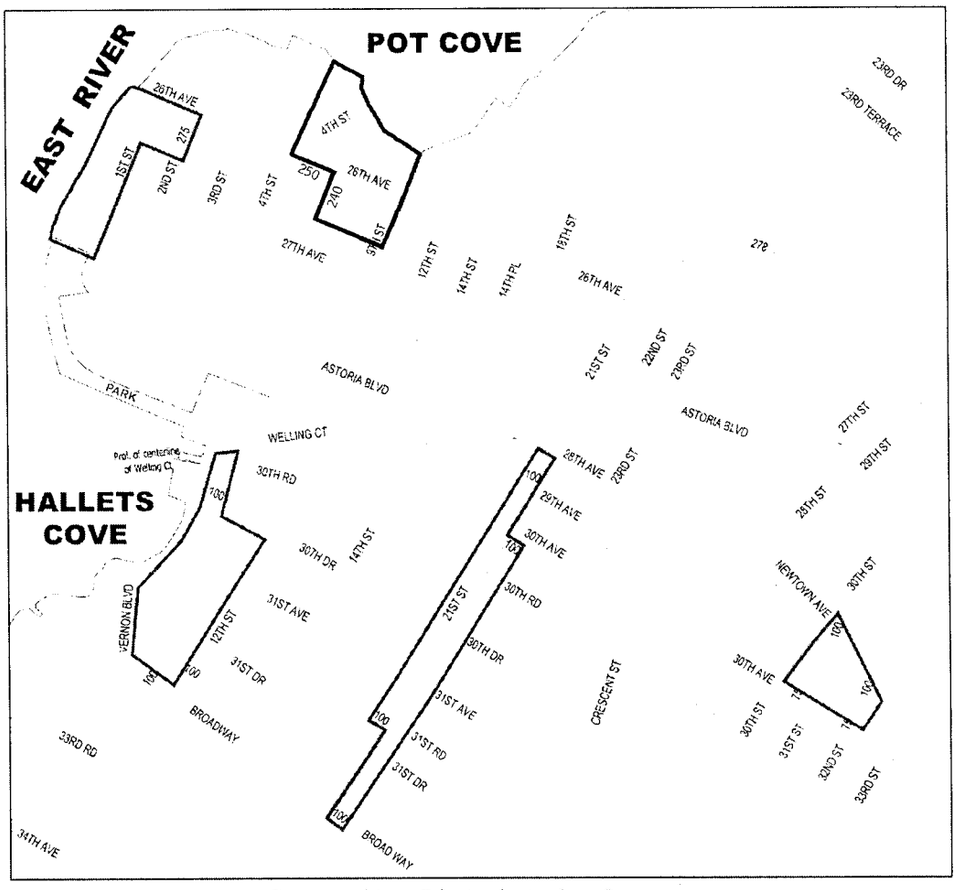
Portion of Community District 1, Queens

(MAP TO BE INSERTED)

Queens
Queens Community District 1

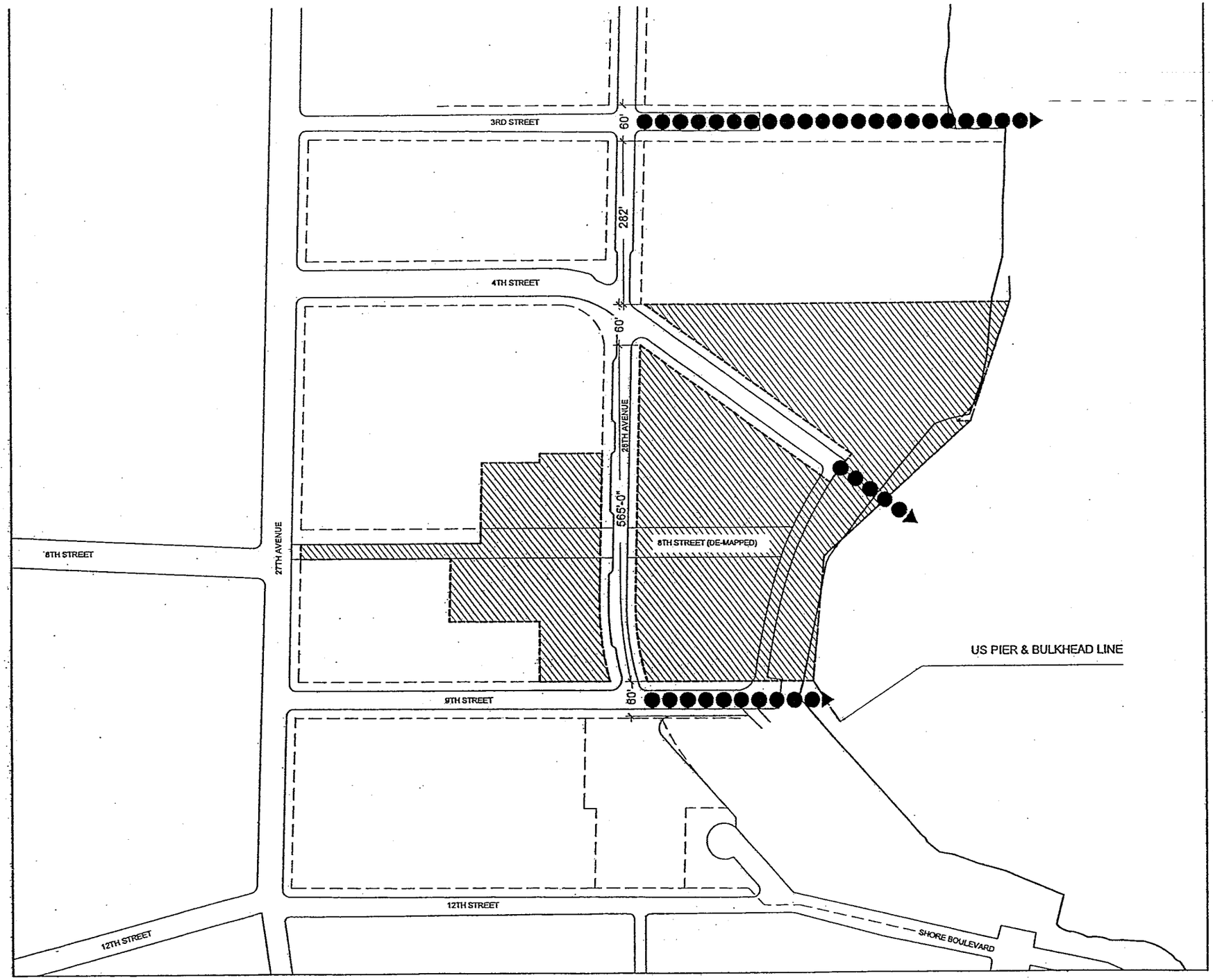
In the R7A and R7-3 and R6B Districts within the areas shown on the following Map 1:

Map 1



Community District 1, Queens

Portion of Community District 1, Queens



DESIGNATED VISUAL CORRIDORS OR MAPPED STREET SEAWARD OF FIRST UPLAND STREET

US PIER & BULKHEAD LINE

ADJACENT PROPERTIES

PROJECT LIMIT

VISUAL CORRIDOR DIAGRAM
ASTORIA COVE
SCALE: 1"=150'
03.20.2014