CITY PLANNING COMMISSION

September 29, 2014 / Calendar No. 17 C 130384 MMQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of 8th Street between 27th Avenue and the U.S. Pierhead and Bulkhead line;
- the establishment of 4th Street from 26th Avenue to a point 438.62 feet northeasterly along the westerly street line therefrom; and
- the adjustment of grades 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. 5021 dated April 17, 2014 and signed by the Borough President.*

*197(D)(2)b eligible

An application for an amendment to the City Map (C 130384 MMQ) was filed by 2030 Astoria Developers, LLC on June 13, 2013. The proposed City Map amendment, along with its related actions, would facilitate the development of a mixed- use large-scale general development located on the Halletts Point Peninsula in Queens, Community District 1.

RELATED ACTIONS

In addition to the application for an amendment to the City Map (C 130384 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 being considered concurrently with this application:

C 140322 ZMQ Amendment to the Zoning Map, Section No. 9a, changing from an M1-1 District to an R7-3 District with a C2-4 overlay; changing from an R6 District to an R7A District with a C2-4 overlay; and changing from an R6 District to an R6B District.

N 140329(A) ZRQ Amendment of the Zoning Resolution of the City of New York, modifying Article II Chapter 3 and Appendix F, relating to Inclusionary Housing and modifying Article VII, Chapter 4, relating to a Large-Scale General Development.

C 140323(A) ZSQ Special permit, pursuant to Section 74-743, to permit transfer of floor area between zoning lots, modify distance between buildings, modify yard, inner court and distance between windows or lot line requirements.

C 140324(A) ZSQ Special permit, pursuant to Section 62-836, to permit bulk modifications within waterfront blocks.

N 140325 ZAQ Authorization by the City Planning Commission, pursuant to Section 62-822(a), to permit area and dimension modifications for a waterfront public access area and visual corridors within a large-scale general development.

N 140326 ZAQ Authorization by the City Planning Commission, pursuant to Section 62-822(b), to permit design modifications for a waterfront public access area within a large-scale general development.

N 140327 ZAQ Authorization by the City Planning Commission, pursuant to Section 62-822(c), to permit construction of a waterfront public access area in conjunction with the phased development of the buildings of the proposed large-scale general development.

N 140328 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 Section 62-60, as modified by the authorizations (N 140325 ZAQ, N 140326 ZAQ and N 140327 ZAQ), within a large-scale general development.

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning special permit (C 140323 (A) ZSQ).

ENVIRONMENTAL REVIEW

This application (C 130384 MMQ), in conjunction with the related applications, (C 140322 ZSQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ), 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 lead is the City Planning Commission. The designated CEQR number is 13DCP127Q.

A summary of the environmental review appears in the related report for a zoning special permit (C 140323 (A) ZSQ).

UNIFORM LAND USE REVIEW

This application (C 130384 MMQ), in conjunction with the application for the related actions (C 140322 ZSQ, C 140323(A) ZSQ, C 140324(A) ZSQ), was certified as complete by the Department of City Planning on April 21, 2014, 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 actions (N 140329 ZRQ, N 140325 ZAQ, N 140326 ZAQ, N 140327 ZAQ, N 140328 ZCQ,) which were referred for information and comment in accordance with the procedure for referring non-ULURP matters.

On July 8, 2014, modified applications (C 140323 (A) ZSQ, C 140324 (A) ZSQ, and N 140329 (A) ZRQ), were referred to Community Board 1 and the Borough President pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure.

COMMUNITY BOARD PUBLIC HEARING

Community Board 1 held a public hearing on the application and the related applications, as certified, on June 17, 2014 and on that date, by a vote of 44 in favor, 0 opposed, 0 abstaining and, the Board adopted a resolution recommending disapproval of the application with conditions.

A summary of the recommendation and conditions of Community Board 1 appears in the related report for a zoning special permit (C 140323 (A) ZSQ).

BOROUGH PRESIDENT RECOMMENDATION

This application (C 130384 MMQ), in conjunction with the related applications, was considered by the President of the Borough of Queens, who issued a recommendation on July 30, 2014, disapproving the application with conditions.

A summary of the recommendation and conditions of the Borough President appears in the related report for a zoning special permit (C 140323 (A) ZSQ).

CITY PLANNING COMMISSION PUBLIC HEARING

On July 23, 2014 (Calendar No. 11), the City Planning Commission scheduled August 6, 2014, for a public hearing on the application (C 130384 MMQ) along with the related applications. The hearing was duly held on August 6, 2014 (Calendar No. 16), in conjunction with the public hearing on the related applications.

There were a number of appearances, as described in the related report for a zoning special permit (C 140323 (A) ZSQ), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 130384 MMQ) , in conjunction with the applications for 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 13, 1999 and by the New York State Department of State on May 22, 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 12-104.

CONSIDERATION

The Commission believes that this amendment to the City Map (C 130384 MMQ) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning special permit (C 140323 (A) 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 September 19, 2014, with respect to this application (CEQR No. 13DCP127Q), and the Technical Memorandum, dated September 26, 2014, (the "Technical Memorandum"), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act & regulations, have been met and that, consistent with social, economic, and other essential considerations:

1. From among the reasonable alternatives thereto, the Proposed Action, as modified with the modifications adopted herein and as analyzed in Chapter 25, "Potential Modifications to the Proposed Project," of the FEIS and in the Technical Memorandum (the "Modified Proposed Action") is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts of the Modified Proposed Action will be minimized or avoided to the maximum extent practicable by requiring as conditions to the approval, that the Restrictive Declaration marked as Exhibit A hereto, subject to administrative changes acceptable to Counsel to the Department, is executed by 2030 Astoria Developers, LLC or its successors, and that such Restrictive Declaration is recorded and filed in the Office of the Register of the City of New York, County of Queens.

This report of the City Planning Commission, together with the FEIS, 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, 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 Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 130384 MMQ), for an amendment to the City Map involving:

- the elimination of 8th Street between 27th Avenue and the U.S. Pierhead and Bulkhead line;
- the establishment of 4th Street from 26th Avenue to a point 438.62 feet northeasterly along the westerly street line therefrom; and
- the adjustment of grades 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. 5021 dated April 17,

2014 and signed by the Borough President is approved;

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. 5021, dated April 17, 2014, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

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, in form and sufficiency acceptable to the Corporation Counsel, and which agreement shall be 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..

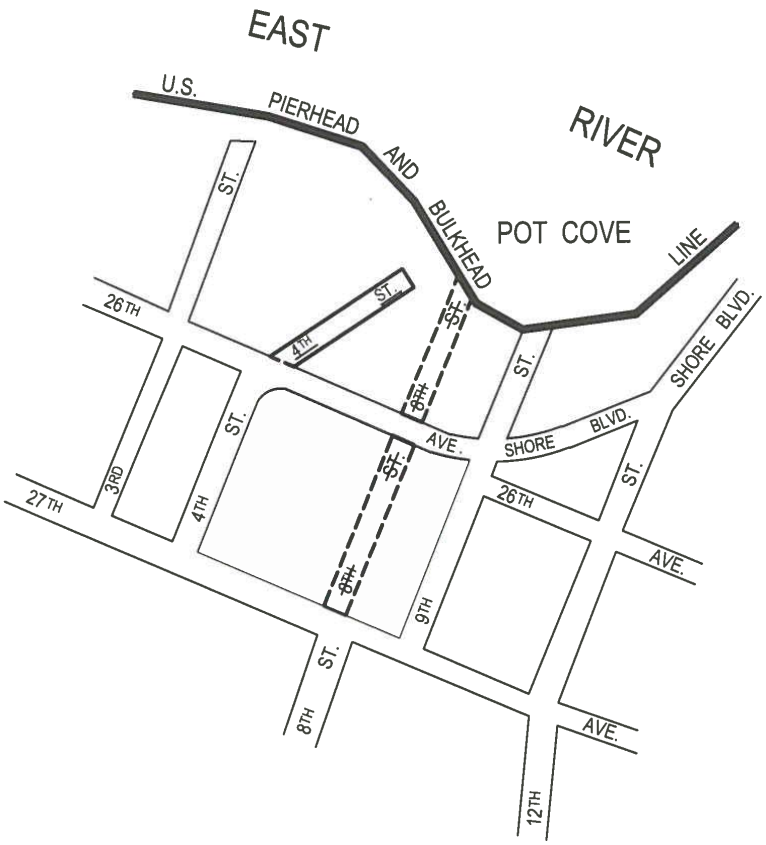
The above resolution (C 130384 MMQ), duly adopted by the City Planning Commission on September 29, 2014 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, *Chairman*
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, BOMEE JUNG, ANNA HAYES LEVIN, ORLANDO MARIN, *Commissioners*

MICHELLE R. DE LA UZ, LARISA ORTIZ, *Commissioners Abstaining*

C.D. 01

C 130384 MMQ
Refer to Alt. Map No. 5021



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
9
BOROUGH OF
QUEENS

New York, Certification Date
APRIL 21, 2014

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

SCALE IN FEET
400 0 400

NOTE:
——— Indicates line of street legally adopted.
——— Indicates line of street proposed to be established.
- - - - - Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.