

## **CITY PLANNING COMMISSION**

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September 24/Calendar No. 16

C 080384 HUQ

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Willets Point Urban Renewal Plan for the Willets Point Urban Renewal Area, Borough of Queens, Community District 7.

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The application for the Willets Pont Urban Renewal Plan was filed by the Department of Housing Preservation and Development on April 16, 2008 as part of the Willets Point Development Plan, a comprehensive planning, zoning and redevelopment strategy aimed at transforming a largely underutilized 61-acre site with substandard conditions and substantial environmental degradation into a lively, mixed-use, sustainable community and regional destination.

The following properties are proposed for acquisition:

<b>Blocks</b>	<b>Lots</b>
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425
All mapped and/or built streets within the project boundary	

## **RELATED ACTIONS**

In addition to this application (C 080384 HUQ) for the Willets Point Urban Renewal Plan 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:

<b>C 080381ZMQ</b>	Amendment of the Zoning Map
<b>N 080382 ZRQ</b>	Amendment to the Zoning Resolution
<b>N 080383 HGQ</b>	Designation of the Willets Point Urban Renewal Area
<b>C 080385 HDQ</b>	Disposition of Property within the Willets Point Urban Renewal Area
<b>C 080221 MMQ</b>	Amendment to the City Map for the elimination, discontinuance and closing of all streets within the Willets Point Urban Renewal Area including Willets Point Boulevard; 34th Avenue; 35th Avenue; 36th Avenue; 37th Avenue; 38th Avenue; 39th Avenue; 126th Place; 127th Street and 127th Place.

## **BACKGROUND**

A full background discussion and description of this project appears in the report on the related application for an amendment to the Zoning Amendment (N 080382 ZRQ).

## **ENVIRONMENTAL REVIEW**

This application (C 080384 HUQ), in conjunction with the applications for the related actions (C 080381 ZMQ, N 080382 ZRQ, C 080383 HGQ, C 080385 HDQ, and C 080221 MMQ,) 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 07DME014Q. The lead agency is the Office of the Deputy Mayor for Economic Development.

A summary of the environmental review, including the Final Generic Environmental Impact Statement (FGEIS) dated September 12, 2008 appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

### **UNIFORM LAND USE REVIEW**

This application (C 080384 HUQ) in conjunction with the related applications (C 080831 ZMQ, C 080385 HDQ and C 080221 MMQ) was certified as complete by the Department of City Planning on April 21, 2008, and was duly referred to Community Board 7 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 080382 ZRQ and N 080383 HGQ) which were referred for information and review.

### **Community Board Public Hearing**

Community Board 7 held a public hearing on June 30, 2008 on this application (C 080384 HUQ) and the related applications (C 080381 ZMQ, N 080832 ZRQ, N 080383 HGQ, C 080385 HDQ and C 080221 MMQ), and on July 1, 2008, by a vote of 21 to 15 with 2 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of Community Board 7's recommendation appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

### **Borough President Recommendation**

This application (C 080384 HUQ) and the related applications (C 080381 ZMQ, N 080832 ZRQ, N 080383 HGQ, C 080385 HDQ and C 080221 MMQ) were considered by the Borough

President who issued a recommendation approving the application with conditions on July 10, 2008.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

### **City Planning Commission Public Hearing**

On July 23, 2008 (Calendar No. 14), the City Planning Commission scheduled August 13, 2008, for a public hearing on this application (C 080384 HUQ). The hearing was duly held on August 13, 2008 (Calendar No. 14), in conjunction with the hearings for the related actions (C 080381 ZMQ, N 080832 ZRQ, N 080383 HGQ, C 080385 HDQ and C 080221 MMQ).

There were several speakers as described in the report on the application for the amendment to the Zoning Resolution (N 080832 ZRQ), and the hearing was closed.

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

This application (N 080382 ZRQ), in conjunction with the application for the related actions (C 080831 ZMQ, N 080383 HGQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ) 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 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 08-015.

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

## **CONSIDERATION**

The Commission believes that the proposed Willets Point Urban Renewal Plan (C 080384 HUQ) for the Willets Point Urban Renewal Area, with the modification described herein, is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, with modification, appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on September 12, 2008 with respect to this application (CEQR No. 07DME014Q), prepared with respect to the further modifications adopted by the City Planning Commission herein, 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 FGEIS 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.

The report of the City Planning Commission, together with the FGEIS, 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**, that the City Planning Commission certifies, pursuant to Section 505, Article 15 of the General Municipal Law of New York State, that: (1) the proposed Willets Point Urban Renewal Plan, as recommended herein for modification, is an appropriate plan for the area involved and conforms to the finding set forth in Section 504, Article 15 of the General Municipal Law of New York State; and (2) the Willets Point Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, in compliance with the provisions of subdivision seven of Section 502, Article 15 of the General Municipal Law of New York State; and be it further

**RESOLVED**, that the City Planning Commission certifies its qualified approval of the Willets Point Urban Renewal Plan, pursuant to subdivision 2 of Section 505, Article 15 of the General Municipal Law of New York State with the following recommendation for modification:

That, section C. 3. of such Urban Renewal Plan be modified to add a section b. to read as follows:

b. School

A public school containing not less than 650 seats will be constructed in the Area to meet the needs of the new residential population. The design of the school will be subject to review and approval by the School Construction Authority and the Department of Education.

; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York

City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed Willets Point Urban Renewal Plan for the Willets Point Urban Renewal Area, Community District 7, Borough of Queens, submitted by the Department of Housing Preservation and Development on April 16, 2008 is, together with the above modification, approved (C 080384 HUQ).

The above resolution (C 080384 HUQ), duly adopted by the City Planning Commission on September 24, 2008 (Calendar No. 16), 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.

**AMANDA M. BURDEN, FAICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners**  
**KAREN A. PHILLIPS, Commissioner, Voting NO**