



CITY PLANNING COMMISSION

November 3, 2003/Calendar No. 4

C 030511 HAQ

1. pursuant to Article 16 of the General Municipal Law of New York State for
 - a. the designation of 123 parcels within the Arverne Urban Renewal Area generally bounded by Beach 32nd Street, Beach 84th Street, Beach 74th Street, the Boardwalk and Rockaway Beach Boulevard as an Urban Development Action Area;
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the development of the Arverne Urban Renewal Area, Borough of Queens, Community District 14.

Approval of three separate matters is required:

1. The designation of 123 properties generally located within the area bounded by Beach 32nd Street, Beach 84th Street, Beach 74th Street, the Boardwalk and Rockaway Beach Boulevard in the Borough of Queens, as an Urban Development Action Area;

<u>BLOCK #</u>	<u>LOT #</u>	<u>SITE #</u>	<u>ADDRESS</u>
15845	44	40	NWC Rockaway Freeway and Beach 35th Street
15847	75	39	NEC Rockaway Freeway and Beach 39th Street
15848	36	39	NEC Rockaway Freeway and Beach 40th Street
15849	1	39	NEC Rockaway Freeway and Beach 41st Street
15850	16	39	NEC Rockaway Freeway and Beach 44th Street
15851	48	36	NEC Rockaway Freeway and Beach 44th Street
15852	73	36	NEC Rockaway Freeway and Beach 44th Street
15853	60	35	NEC Rockaway Freeway and Beach 47th Street
15855	90	34	NEC Rockaway Freeway and Beach 49th Street
15857	75	34	NEC Rockaway Freeway and Beach 52nd Street
15859	1	45	btwn. B. 33rd and B. 32nd Sts S. of Shorefront Parkway
15860	1	45	btwn. B. 34rd and B. 33nd Sts S. of Shorefront Parkway
15861	1	45	btwn. B. 35th and B 34th Sts N. of Sprayview
15861	47	44	btwn. B 35th and B. 34th Sts S. of Shorefront Parkway
15862	1	42	btwn. B 36th and B 35th Sts S. of Shorefront Parkway
15863	1	41	btwn. B. 37th and B 36th Sts S. of Shorefront Parkway
15864	1	41	btwn. B. 38th and B 37th S. of Shorefront Parkway
15865	1	45, 38	btwn. B. 33rd and B. 32nd Sts S. of Sprayview
15866	1	45, 38	btwn. B. 34th and B. 33rd Sts. S. of Sprayview

15867	1	45, 38	btwn. B. 35th and B 34th Sts S. of Sprayview
15868	1	42, 38	btwn. B. 36th and B 35th Sts S. of Sprayview
15869	1	42, 38	btwn. B. 37th and B. 36th Sts. S. of Sprayview
15871	1	37, 38	btwn. B. 40th and B. 38th Sts S. of Rock. B. Blvd.
15873	1	37, 38	btwn. B. 41st and B. 40th Sts N. of Public Beach
15874	8	37, 38	btwn. B. 42nd and B. 41st Sts N. of Public Beach
15874	41	37, 38	Beach 41st St N. of Public Beach
15875	1	37, 38	btwn. B. 43rd and B 42nd Sts N. of Public Beach
15876	1	37, 38	btwn. B. 44th and B 43rd Sts N. of Public Beach
15891	30	32	Rockaway Freeway btw. B. 54th and B. 52nd Sts
15891	55	32	N. of Rockaway Beach Blvd. E. of B 54th St.
15891	57	32	N. of Rockaway Beach Blvd. part bed of B 54th St.
15897	1	29	N. of Rockaway Beach Blvd. W. of B. 56th
15897	17	29	Rockaway Beach Blvd., E. of B. 59th St.
15897	18	29	N. of Rock. Bch. Blvd., S. of Rockaway Freeway
15897	36	29	Rockaway Freeway E. of B. 59th St.
15900	2	18	btwn. B. 60th and B. 59th S. of Rock. Bch. Blvd.
15900	4	18	btwn. B. 60th and B. 59th Rockaway Freeway
15901	1	18	btwn. B. 62nd and B. 60th S. of Rockaway Freeway
15901	5	18	btwn. B. 62nd and B. 60th Rockaway Freeway
15904	1	19	B. 62nd St. btwn. Rock. Bch. Blvd. & Larkin Ave.
15905	1	19	btwn. B. 63rd and B 62nd Sts S. of Rock. Bch. Blvd.
15906	1	17	SEC Beach 64th St. and Rock. Bch. Blvd.
15906	4	17	btwn. B. 64th and B. 62nd Sts N. of Larkin Ave.
15907	81	15	btwn. B. 63rd and B. 62nd Sts Rockaway Freeway
15908	5	15	btwn. B. 64th and B. 73rd Sts Rockaway Freeway
15909	1	17	NEC B. 65th St., Rock. Bch. Blvd.
15909	7	15	Rockaway Freeway, E. of B. 65th St.
15909	70	17	64-10 Beach 64th Street
15910	7	15, 16	211 Beach 65th Street
15910	9	15	Rockaway Freeway, E. of B. 65th St.
15911	1	17	bounded by Rock. Bch. Blvd., B. 65th, Larkin Ave. & B. 64th
15912	1	16	bounded by Rock. Bch. Blvd., B. 66th, Larkin Ave. & B. 65th
15913	26	15, 16	bounded by Rock. Freeway, B. 67th, Rock. Bch. Blvd., B 66th
15913	37	15	SEC Rockaway Freeway, B. 67th St.
15913	38	15	Rockaway Freeway, btwn. B. 67th and B. 66th
15914	1	16	bounded by Rock. Bch. Blvd., B. 67th, Larkin Ave & B. 66th
15917	1	13, 14	btwn. B. 69th and B. 68th, N. of Rock. Bch. Blvd.
15917	14	13	btwn. B. 69th and B. 68th S. of Rockaway Freeway
15917	18	13	Rockaway Freeway, btwn. B. 69th and B. 68th Sts
15918	2	14	btwn. B. 68th and B. 67th Sts N. of Rock. Bch. Blvd.
15918	10	13, 14	btwn. B. 68th and B. 67th Sts S. of Rock. Freeway
15918	18	13	Rockaway Freeway, btwn. B. 68th and B. 67th Sts
15918	85	13	SWC B. 67th and Rockaway Freeway
15926	100	31, 12	B. 59th St., SE corner of Rock. Bch. Blvd.
15931	19	26	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	53	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	55	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	57	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	59	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin

15931	51	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	63	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15932	1	23, 12	btwn. B. 61st and B. 60th Sts N. of Pub. Bch.
15934	1	17, 12	btwn. B. 63rd and B. 62nd Sts, N. of Public Beach
15935	1	17, 12	btwn. B. 64th and B. 63rd Sts, N. of Public Beach
15936	1	17, 12	btwn. B. 65th and B. 64th Sts, N. of Public Beach
15937	1	17, 12	btwn. B. 66th and B. 65th Sts, N. of Public Beach
15938	1	17, 12	btwn. B. 67th and B. 66th Sts, N. of Public Beach
15939	1	14, 12	btwn. B. 68th and B. 67th Sts, N. of Public Beach
15940	93	14	B. 69th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15940	103	14	B. 68th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15941	71	14	175 Beach 68th Street
15942	1	14, 12	btwn. B. 69th and B. 68th Sts, S. of Story Rd.
15947	1	43	NEC Shorefront Parkway and B. 34th Street
15948	1	43	NEC Shorefront Parkway and B. 35th Street
15950	1	43	N. side of Rockaway Freeway, E. of B. 35th St.
16081	41	9	Rockaway Freeway btwn. B 70th and B. 69th Sts
16081	45	10, 11	S. of Rock. Freeway btwn. B. 70th and B. 69th Sts
16083	39	9	Rockaway Freeway btwn. B. 71st and B. 70th Sts
16083	42	10	70-02 Rock. Bch. Blvd.
16083	43	10	SWC B. 70th St. and Rockaway Freeway
16083	84	10	SEC B. 71st St. and Rockaway Freeway
16085	44	9	Rockaway Freeway btwn. B. 72nd and B. 71st Sts
16085	47	10	S. of Rock. Freeway btwn. B. 72nd and B. 71st Sts
16085	48	10	SWC B. 71st St. and Rockaway Freeway
16085	92	10	SEC B. 72nd St. and Rockaway Freeway
16087	12	9	NWC Rockaway Freeway and B. 72nd St.
16087	15	10	S. of Rock. Freeway btwn. B. 73rd and B. 72nd Sts
16088	12	5	Rockaway Freeway btwn. B 74th and B. 73rd Sts.
16088	15	5	S. of Rock. Freeway btwn. B. 74th and B. 73rd Sts
16088	40	7	7312-18 Rockaway Beach Blvd.
16089	12	5	Rockaway Freeway btwn. B. 75th and B. 74th Sts.
16089	15	6, 7	S. of Rock. Freeway btwn. B. 75th and B. 74th Sts
16090	25	5	Rockaway Freeway btwn. B. 77th and B. 75th Sts
16090	29	6	235 Beach 75th Street
16090	85	5	S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091	1	6	S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091	6	6	N. of Rock. Bch. Blvd. btwn. B. 77 & B. 76 Sts
16092	1	11, 12	E. side of B. 70th St., N. of Public Beach
16092	37	11	btwn. B. 70th and B. 69th Sts and Rock. Bch. Blvd.
16092	50	11	200 Beach 70th Street
16092	72	11	W. side of B. 69th St., Mid-block
16092	88	11, 12	W. side of B. 69th St., N. of Public Beach
16092	132	11	interior
16092	136	11	E. side of B. 70th St., Mid-block
16093	1	11, 12	btwn. B. 71st and B. 70th Sts, N. of Pub. Bch.
16094	1	11, 12	btwn. B. 72nd and B. 71st Sts, N. of Pub. Bch.
16095	55	11, 12	btwn. B. 73rd and B. 72nd, N. of Public Beach
16096	10	8	Beach 74th Street, N. of Public Beach
16096	44	8	Beach 73rd Street, N. of Public Beach

16111	1	4	77-16 Rock. Bch. Blvd.
16112	41	3	79-12 Rock. Bch. Blvd.
16112	45	3	79-02 Rock. Bch. Blvd.
16112	66	3	216 B. 80th Street
16113	1	2	N. of Rock. Bch. Blvd., btwn. B. 81st and B. 80th

2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a sponsor/developer selected by HPD.

The application was filed by the Department of Housing Preservation and Development on June 4, 2003.

Approval of this application would facilitate the development of the Arverne Urban Renewal Area within an area generally bounded by Beach 32nd Street, Beach 84th Street, Beach 74th Street, the Boardwalk and Rockaway Beach Boulevard, Queens, Community District 14 as an Urban Development Action Area;

The Department of Housing Preservation and Development states in its application that:

The site comprises an area whose deterioration negatively impacts on the surrounding neighborhood and tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. This blighting influence and the existence of such areas constitute a serious and growing menace which threatens the source of public revenues. Incentives are needed in order to induce the correction of these substandard, unsanitary and blighting conditions.

The project activities would protect and promote health and safety and would promote sound growth and development. The proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to this application 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:

1. C 030433 MMQ Amendment to the City map involving the mapping, demapping, and alteration of streets and parks.
2. C 030509 HUQ Second Amendment to the Arverne Urban Renewal Plan.
3. C 030510 ZMQ Changes in zones from R6 to R6/C2-4, from R6/C2-4 to R6, from R6 and R6/C2-4 to C4-4, and establish R6 on demapped park.

BACKGROUND

A more detailed description of the site, surrounding area and proposed project is included in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

ENVIRONMENTAL REVIEW

This application (C 030511 HAQ), in conjunction with the applications for the related actions (C 030433 MMQ), (C 030509 HUQ) and, (C 030510 ZMQ) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of

1977. The designated CEQR number is 02HPD004Q. The lead agency is the Department of Housing Preservation and Development.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

UNIFORM LAND USE REVIEW

This application (C 030511 HAQ), in conjunction with the applications for the related actions (C 030433 MMQ), (C 030509 HUQ), and (C 030510 ZMQ) was certified as complete by the Department of City Planning on June 16, 2003, and was duly referred to Community Board 14 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 14 held a public hearing on this application on July 29, 2003, and on that date, by a vote of 29 to 5 with 9 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendation of Community Board 14 appears in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on September 17, 2003. However, the Borough President's recommendation was submitted after the 30-day review period, and was therefore non-complying.

A summary of the Borough President's recommendation appears in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

City Planning Commission Public Hearing

On September 10, 2003 (Calendar No. 8), the City Planning Commission scheduled September 24, 2003, for a public hearing on this application (C 030511 HAQ). The hearing was duly held on September 24, 2003 (Calendar No. 18), in conjunction with the public hearings on the applications for the related actions (C 030433 MMQ), (C 030509 HUQ), and (C 030510 ZMQ).

There were a number of speakers, as described in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, 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), adopted by the Board of Estimate on September 30, 1982 (Calendar

No. 17), 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 03-017.

A discussion of WRP Consistency Review appears in the report on the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

CONSIDERATION

The Commission believes that the application for the disposition of 123 city-owned properties is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appear in the related application for the Second Amendment to the Arverne Urban Renewal Plan (C 030509 HUQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property located at

<u>BLOCK #</u>	<u>LOT #</u>	<u>SITE #</u>	<u>ADDRESS</u>
15845	44	40	NWC Rockaway Freeway and Beach 35th Street
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15848	36	39	NEC Rockaway Freeway and Beach 40th Street
15849	1	39	NEC Rockaway Freeway and Beach 41st Street
15850	16	39	NEC Rockaway Freeway and Beach 44th Street
15851	48	36	NEC Rockaway Freeway and Beach 44th Street
15852	73	36	NEC Rockaway Freeway and Beach 44th Street

15853	60	35	NEC Rockaway Freeway and Beach 47th Street
15855	90	34	NEC Rockaway Freeway and Beach 49th Street
15857	75	34	NEC Rockaway Freeway and Beach 52nd Street
15859	1	45	btwn. B. 33rd and B. 32nd Sts S. of Shorefront Parkway
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15863	1	41	btwn. B. 37th and B 36th Sts S. of Shorefront Parkway
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15865	1	45, 38	btwn. B. 33rd and B. 32nd Sts S. of Sprayview
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15874	8	37, 38	btwn. B. 42nd and B. 41st Sts N. of Public Beach
15874	41	37, 38	Beach 41st St N. of Public Beach
15875	1	37, 38	btwn. B. 43rd and B 42nd Sts N. of Public Beach
15876	1	37, 38	btwn. B. 44th and B 43rd Sts N. of Public Beach
15891	30	32	Rockaway Freeway btw. B. 54th and B. 52nd Sts
15891	55	32	N. of Rockaway Beach Blvd. E. of B 54th St.
15891	57	32	N. of Rockaway Beach Blvd. part bed of B 54th St.
15897	1	29	N. of Rockaway Beach Blvd. W. of B. 56th
15897	17	29	Rockaway Beach Blvd., E. of B. 59th St.
15897	18	29	N. of Rock. Bch. Blvd., S. of Rockaway Freeway
15897	36	29	Rockaway Freeway E. of B. 59th St.
15900	2	18	btwn. B. 60th and B. 59th S. of Rock. Bch. Blvd.
15900	4	18	btwn. B. 60th and B. 59th Rockaway Freeway
15901	1	18	btwn. B. 62nd and B. 60th S. of Rockaway Freeway
15901	5	18	btwn. B. 62nd and B. 60th Rockaway Freeway
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15908	5	15	btwn. B. 64th and B. 73rd Sts Rockaway Freeway
15909	1	17	NEC B. 65th St., Rock. Bch. Blvd.
15909	7	15	Rockaway Freeway, E. of B. 65th St.
15909	70	17	64-10 Beach 64th Street
15910	7	15, 16	211 Beach 65th Street
15910	9	15	Rockaway Freeway, E. of B. 65th St.
15911	1	17	bounded by Rock. Bch. Blvd., B. 65th, Larkin Ave. & B. 64th
15912	1	16	bounded by Rock. Bch. Blvd., B. 66th, Larkin Ave. & B. 65th
15913	26	15, 16	bounded by Rock. Freeway, B. 67th, Rock. Bch. Blvd., B 66th
15913	37	15	SEC Rockaway Freeway, B. 67th St.
15913	38	15	Rockaway Freeway, btwn. B. 67th and B. 66th
15914	1	16	bounded by Rock. Bch. Blvd., B. 67th, Larkin Ave & B. 66th
15917	1	13, 14	btwn. B. 69th and B. 68th, N. of Rock. Bch. Blvd.

15917	14	13	btwn. B. 69th and B. 68th S. of Rockaway Freeway
15917	18	13	Rockaway Freeway, btwn. B. 69th and B. 68th Sts
15918	2	14	btwn. B. 68th and B. 67th Sts N. of Rock. Bch. Blvd.
15918	10	13, 14	btwn. B. 68th and B. 67th Sts S. of Rock. Freeway
15918	18	13	Rockaway Freeway, btwn. B. 68th and B. 67th Sts
15918	85	13	SWC B. 67th and Rockaway Freeway
15926	100	31, 12	B. 59th St., SE corner of Rock. Bch. Blvd.
15931	19	26	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	53	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	55	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	57	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	59	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	51	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15931	63	27	btwn. B. 60th and B. 59th Sts Mid-block, S. of Larkin
15932	1	23, 12	btwn. B. 61st and B. 60th Sts N. of Pub. Bch.
15934	1	17, 12	btwn. B. 63rd and B. 62nd Sts, N. of Public Beach
15935	1	17, 12	btwn. B. 64th and B. 63rd Sts, N. of Public Beach
15936	1	17, 12	btwn. B. 65th and B. 64th Sts, N. of Public Beach
15937	1	17, 12	btwn. B. 66th and B. 65th Sts, N. of Public Beach
15938	1	17, 12	btwn. B. 67th and B. 66th Sts, N. of Public Beach
15939	1	14, 12	btwn. B. 68th and B. 67th Sts, N. of Public Beach
15940	93	14	B. 69th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15940	103	14	B. 68th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15941	71	14	175 Beach 68th Street
15942	1	14, 12	btwn. B. 69th and B. 68th Sts, S. of Story Rd.
15947	1	43	NEC Shorefront Parkway and B. 34th Street
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15950	1	43	N. side of Rockaway Freeway, E. of B. 35th St.
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16083	84	10	SEC B. 71st St. and Rockaway Freeway
16085	44	9	Rockaway Freeway btwn. B. 72nd and B. 71st Sts
16085	47	10	S. of Rock. Freeway btwn. B. 72nd and B. 71st Sts
16085	48	10	SWC B. 71st St. and Rockaway Freeway
16085	92	10	SEC B. 72nd St. and Rockaway Freeway
16087	12	9	NWC Rockaway Freeway and B. 72nd St.
16087	15	10	S. of Rock. Freeway btwn. B. 73rd and B. 72nd Sts
16088	12	5	Rockaway Freeway btwn. B. 74th and B. 73rd Sts.
16088	15	5	S. of Rock. Freeway btwn. B. 74th and B. 73rd Sts
16088	40	7	7312-18 Rockaway Beach Blvd.
16089	12	5	Rockaway Freeway btwn. B. 75th and B. 74th Sts.
16089	15	6, 7	S. of Rock. Freeway btwn. B. 75th and B. 74th Sts
16090	25	5	Rockaway Freeway btwn. B. 77th and B. 75th Sts
16090	29	6	235 Beach 75th Street
16090	85	5	S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091	1	6	S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091	6	6	N. of Rock. Bch. Blvd. btwn. B. 77 & B. 76 Sts

16092	1	11, 12	E. side of B. 70th St., N. of Public Beach
16092	37	11	btwn. B. 70th and B. 69th Sts and Rock. Bch. Blvd.
16092	50	11	200 Beach 70th Street
16092	72	11	W. side of B. 69th St., Mid-block
16092	88	11, 12	W. side of B. 69th St., N. of Public Beach
16092	132	11	interior
16092	136	11	E. side of B. 70th St., Mid-block
16093	1	11, 12	btwn. B. 71st and B. 70th Sts, N. of Pub. Bch.
16094	1	11, 12	btwn. B. 72nd and B. 71st Sts, N. of Pub. Bch.
16095	55	11, 12	btwn. B. 73rd and B. 72nd, N. of Public Beach
16096	10	8	Beach 74th Street, N. of Public Beach
16096	44	8	Beach 73rd Street, N. of Public Beach
16111	1	4	77-16 Rock. Bch. Blvd.
16112	41	3	79-12 Rock. Bch. Blvd.
16112	45	3	79-02 Rock. Bch. Blvd.
16112	66	3	216 B. 80th Street
16113	1	2	N. of Rock. Bch. Blvd., btwn. B. 81st and B. 80th

conforms to the objectives and provisions of the Second Amended Arverne Urban Renewal Plan (C 030509 HUQ), which is being considered concurrently with this action; and be it further

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on October 24, 2003, with respect to this application (CEQR No. 02HPD004Q), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent possible by incorporating as conditions to the approval those mitigative

measures that were identified as practicable.

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 with the basis of the decision, pursuant to Section 617.9(c)(3) of the SEQRA regulations; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 123 properties within the Arverne Urban Renewal Area in Community District 14, Borough of Queens, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such area;

THEREFORE, be it **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- 1) the designation of 123 properties as an Urban Development Action Area;
- 2) an Urban Development Action Project for such area;

and the City Planning Commission recommends that the New York City Council finds that:

1. The present status of the area tends to impair or arrest the sound development of the municipality;

2. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
3. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; and be it further

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 determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property generally located within the area bounded by Beach 32nd Street, Beach 84th Street, Beach 74th Street, the Boardwalk and Rockaway Beach Boulevard within the Arverne Urban Renewal Area, Community District 14, Borough of Queens, to a developer to be selected by the Department of Housing Preservation and Development to facilitate the development of the Arverne Urban Renewal Area, is approved (C 030511 HAQ).

The above resolution (C 030511 HAQ), duly adopted by the City Planning Commission on November 3, 2003 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP., Chair

KENNETH J. KNUCKLES, Esq. Vice Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,

RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL,

CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners

ANGELA R. CAVALUZZI, R.A., Commissioners, Recused