



September 25, 2019/Calendar No. 9

C 190398 PPQ

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of properties located at

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use, Borough of Queens, Community Districts 10 and 14.

This application for the disposition of 74 privately-owned lots was filed by the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (DPR), and Department of Citywide Administrative Services (DCAS) on May 13, 2019. The proposed action would facilitate the redevelopment of 11 properties as flood resilient housing and the redevelopment of 63 properties as open space across ten neighborhoods in Queens Community Districts 10 and 14.

RELATED ACTIONS

In addition to the proposed acquisition that is the subject of this report (C 190398 PPQ), the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 190396 PCQ	Site selection and acquisition of 21 properties to facilitate expansion of existing DPR parks in Queens Community Districts 10 and 14
C 190397 PQQ	Acquisition of 53 City-owned properties to facilitate resilient housing and open space in Queens Community Districts 10 and 14

BACKGROUND

A full background discussion and description of this application appears in the report for the related action (C 190397 PQQ).

ENVIRONMENTAL REVIEW

This application (C 190398 PPQ), in conjunction with the applications for the related actions (C 190396 PCQ and C 190397 PQQ), 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 Department of Housing Preservation and Development. The designated CEQR number is 19HPD055Y.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2019.

UNIFORM LAND USE REVIEW

This application (C 190398 PPQ), in conjunction with the applications for the related actions (C 190396 PCQ and C 190397 PQQ), was certified as complete by the Department of City Planning

on May 20, 2019, and was duly referred to Queens Community Board 10, Queens Community Board 14, the Queens Borough Board, and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b)

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 190398 PPQ) on June 6, 2019 and on that date, by a vote of 37 in favor, 0 opposed, and no abstentions, recommended approval of the application with the condition that all acquired sites be maintained including the property, abutting sidewalk, curbs, and paving through an issued agreement.

Community Board 14 held a public hearing on this application (C 190398 PPQ) on June 11, 2019 and on that date, by a vote of 33 in favor, 0 opposed, and 2 abstentions, recommended approval of the application with the condition that the disposition of the identified Housing Managed Redevelopment lots be disapproved and allow for further discussion with HPD regarding AMI range and public ability to acquire the lots through auction.

Borough Board Recommendation

The Queens Borough Board held a public hearing on this application (C 190398 PPQ) on July 15, 2019 and on that date by a vote of eight in favor and none opposed or abstaining approved the application with conditions. A summary of Queens Borough Board's recommendations appears in the report for the related application (C 190397 PQQ).

Borough President Recommendation

The Queens Borough President held a public hearing on the application (C 190397 PQQ) on July 11, 2019, and on August 27, 2019 issued a recommendation to approve the application with following conditions. A summary of Queens Borough Board's recommendations appears in the report for the related application (C 190397 PQQ).

City Planning Commission Public Hearing

On August 28, 2019 (Calendar No. 11), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190398 PPQ) and the related actions (C 190396

PCQ and C 190397 PQQ). The hearing was duly held on September 11, 2019 (Calendar No. 22) together with concurrent public hearings for resilient housing and open space site selection, acquisition, and disposition actions in Brooklyn (C 190394 PQQ, C 190395 PPK) and Staten Island (C 190399 PCR, C 190400 PQR, C 190401 PPR). There were four speakers who testified in favor of the application and one speaker who testified in opposition, as described in the report for the related application (C 190397 PQQ).

Waterfront Revitalization Program Consistency Review

This application (C 190398 PPQ) and related applications (C 190396 PCQ and C 190397 PQQ) were reviewed by the City Coastal Commission 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 18-212.

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

CONSIDERATION

The Commission believes that this application (C 190398 PPQ) for the acquisition of properties, in conjunction with the related applications (C 190396 PCQ and C 190397 PQQ), is appropriate. A full consideration of this application appear in the report for the related acquisition application (C 190397 PQQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 20, 2019 with respect to this application (CEQR No. 19HPD055Y), the City Planning Commission finds that the action described herein will have no

significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this 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, for the disposition of properties located at 14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

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16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use, Borough of Queens, Community Districts 10 and 14.

The above resolution (C 190398 PPQ), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 9), 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.

MARISA LAGO, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,

MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, Commissioners