



CITY PLANNING COMMISSION

September 24, 2008/Calendar No.10

C 080364 PQQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 2nd Street (Block 1, lots 1 and 10; Block 5, lot 1; Block 6, lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River, Community District 2, Borough of Queens

The application for the acquisition of property was filed by the New York City Department of Housing Preservation and Development on April 2, 2008 to acquire approximately 30 acres of property and associated land under water. The proposed action in conjunction with the related actions would facilitate new development in Hunter's Point, in Community District 2, Queens.

RELATED ACTIONS

In addition to the application for the acquisition of property that is the subject of this report (C 080364 PQQ), implementation of the proposed development also requires action by the City Planning Commission on the following applications that are being considered concurrently with this application:

C 080276 MMQ: Amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place and parkland.

C 080362 ZMQ: Amendment of the Zoning Map.

N 080363 ZRQ: Amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; and modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3.

C 080365 HAQ: Designation of an Urban Development Action Area and Project, and

disposition of city-owned property.

BACKGROUND

The New York City Department of Housing Preservation and Development is seeking acquisition of property currently owned by the State of New York and the Port Authority of New York and New Jersey in connection with the development of the Hunter's Point South project in Hunter's Point, Queens.

A full background discussion and project description appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

ENVIRONMENTAL REVIEW

This application (C 080364 PQQ), in conjunction with the related actions (C 080276 MMQ, C 080362 ZMQ, N 080363 ZRQ, and C 080365 HAQ) 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 08DME006Q. The lead is the Office of the Deputy Mayor for Economic Development.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

UNIFORM LAND USE REVIEW

This application (C 080364 PQQ), in conjunction with the applications for the related actions (C 080276 MMQ, C 080362 ZMQ, and C 080365 HAQ), was certified as complete by the Department of City Planning on April 21, 2008, and was duly referred to Community Board 2 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 application (N 080363 ZRQ), which was sent to Community Board 2 and the Borough President for information and review.

Community Board Public Hearing

Community Board 2 held three public hearings on this application (C 080364 PQQ) on April 24, 2008, May 28, 2008, and June 23, 2008. On June 23, 2008, by a vote of 20 in favor, 0 opposed, and 0 abstentions recommended approval of the application with conditions.

A full discussion of the Community Board 2 resolution appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

Borough President Recommendation

This application was considered by the Borough President. A full discussion of the Borough President resolution appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

City Planning Commission Public Hearing

On July 23, 2008 (Calendar No. 8), the City Planning Commission scheduled August 13, 2008, for a public hearing on this application (C 080364 PQQ). The hearing was duly held on August 13, 2008 (Calendar No. 8), in conjunction with the hearing for the related actions (C 080276 MMQ, C 080362 ZMQ, N 080363 ZRQ, and C 080365 HAQ).

There were a number of appearances as described in the report on the related application for zoning text amendments (N 080363 ZRQ), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 080364 PQQ), in conjunction with those for the related actions (C 080276 MMQ, C 080362 ZMQ, N 080363 ZRQ, and C 080365 HAQ), 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 08-037.

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

CONSIDERATION

The Commission believes that this acquisition of property is appropriate.

A full consideration of the issues, and the reasons for approving this application, appear in the report on the related application for zoning text amendments (N 080363 ZRQ).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 12, 2008, with respect to this application, 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 revealed in the FEIS will be minimized or avoided to the maximum extent practicable 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, constitute 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 Section 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report (C 080364 PQQ), submitted by the New York City Department of Housing Preservation and Development for acquisition of property located at 2nd Street (Block 1, lots 1 and 10; Block 5, lot 1; Block 6, lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River, Community District 2, Borough of Queens, is approved.

The above resolution (C 080364 PQQ), duly adopted by the City Planning Commission on September 24, 2008 (Calendar No.10), 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.

AMANDA M. BURDEN, *FAICP, Chair*

KENNETH J. KNUCKLES, *Esq., Vice Chairman*

**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III,
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