



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

Bayview Avenue & Broadway (Block 14225, Lots 178, 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771), 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537), 25 102 Street (Block 14234, Lot 538), 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 and 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

592 Beach 43 Street (Block 15961, Lot 102), 596 Beach 43 Street (Block 15961, Lot 103), 598 Beach 43 Street (Block 15961, Lot 104) for a recreational use area;

455 Beach 37 Street (Block 15954, Lot 54) for an expansion to Bayswater Park; and

74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion to Brant Point Wildlife Sanctuary, Borough of Queens, Community Districts 10 and 14.

This application for the site selection and acquisition of 21 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 190396 PCQ) the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 190397 PQQ Acquisition of 74 City-owned properties to facilitate resilient housing and open space in Queens Community Districts 10 and 14

C 190398 PPQ Disposition of 74 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 190396 PCQ), in conjunction with the applications for the related actions (C 190397 PQQ and C 190398 PPQ), 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 190396 PCQ), in conjunction with the applications for the related actions (C 190397 PQQ and C 190398 PPQ), 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 19036 PCQ) 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 190396 PCQ) 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 190396 PCQ) 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 190396 PCQ) 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. 9), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190396 PCQ), and the related actions (C 190397 PQQ and C 190398 PPQ). The hearing was duly held on September 11, 2019 (Calendar No. 20) 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 190396 PCQ), and the related actions (C 190397 PQQ and C 190398 PPQ), 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 190396 PCQ) 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 appears 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 site selection and acquisition of properties located at

Bayview Avenue & Broadway (Block 14225, Lots 178, 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771), 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537), 25 102 Street (Block 14234, Lot 538), 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 and 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

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74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion to Brant Point Wildlife Sanctuary, 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. 7), 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