



CITY PLANNING COMMISSION

September 24, 2008, Calendar No. 7

C 080276 MMQ

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an **amendment to the City Map** involving:

- a change in the street system;
- the establishment of park and park additions;
- the delineation of permanent sewer corridors;
within an area generally bounded by 50th Avenue, 2nd Street, and the U.S. Pierhead Line at Newtown Creek and the East River;
- the elimination of portions of 48th Avenue between Vernon Boulevard and 21st Street;
- the elimination of a park between Vernon Boulevard and 11th Street,
- the elimination, discontinuance and closing of a portion of Vernon Boulevard;
- the establishment of a Public Place between 50th and 51st Avenues;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

Community District 2, Borough of Queens, in accordance with Map No. 5003 dated April 1, 2008, and signed by the Borough President.

The application (C 080276 MMQ) for an amendment to the City Map was filed by the New York City Economic Development Corporation and the Department of Parks and Recreation on January 31, 2008, to facilitate the development of the Hunter's Point South project in Hunter's Point, Queens.

RELATED ACTIONS

In addition to the amendment to the City Map which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 080362 ZMQ Amendments to the Zoning Map

N 080363 ZRQ Amendments to the Zoning Text

C 080364 PCQ Acquisition of Property

C 080365 HAQ Designation of an Urban-Development Action-Area Project (UDAAP)

BACKGROUND

The applicants propose changes to the City Map to facilitate the development of the Hunter's Point South project in Hunter's Point, Queens. A complete background discussion and project description appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

PROPOSED CHANGES TO THE CITY MAP

STREET SYSTEM

2nd Street

2nd Street is currently mapped to a 74-foot width in its entirety between 50th Avenue and Newtown Creek. It would be widened to a 75-foot width except for a portion between Borden Avenue and 54th Avenue which will remain unchanged at a 74-foot width due to an existing Amtrak ventilating structure. In addition, 2nd Street will be extended to the south to meet the newly proposed 57th Avenue. This segment of 2nd Street between 56th and 57th Avenues would be established to a 75-foot width.

48th Avenue

48th Avenue between Vernon Boulevard and 11th Street would be narrowed from a 159-foot width to a 60-foot width. The street improved to a 60-foot width and open for one-way traffic. The improved portion of the street is City-owned. The remaining unimproved portion of 48th Avenue is owned by the MTA and is proposed to be eliminated from the City Map.

A portion of 48th Avenue between Jackson Avenue and 21st Street is also proposed to be eliminated from the City Map. This segment has an irregular width, is not improved, and is owned by the MTA.

50th Avenue

50th Avenue west of 2nd Street would be narrowed from a 74-foot width to a 60-foot width and

extended to the proposed relocated Center Boulevard. This street is improved to a 60 foot width and is open for two-way traffic.

51st Avenue

51st Avenue between 2nd Street and the proposed relocated Center Boulevard is proposed to be established to a 60-foot width.

54th Avenue

54th Avenue west of 2nd Street would be narrowed from a 74-foot width to a 60-foot width and extended to meet the proposed relocated Center Boulevard. This street is currently not improved.

55th Avenue

55th Avenue between the proposed relocated Center Boulevard and 2nd Street is proposed to be established at a 60-foot width.

56th Avenue

56th Avenue between the proposed relocated Center Boulevard and 2nd Street is proposed to be established at a 60-foot width.

57th Avenue

57th Avenue between the proposed relocated Center Boulevard and 2nd Street is proposed to be established at a 60-foot width.

Borden Avenue

Borden Avenue west of 2nd Street would be narrowed from a 114-foot width to a 92-foot width and extended to meet the proposed relocated Center Boulevard. This street is currently not improved.

Center Boulevard

Center Boulevard south of 50th Avenue is proposed to be narrowed, realigned and relocated to the west of its current location and extended to the south to meet the proposed 57th Avenue. This street is mapped to a 100-foot width except for a segment between Newtown Creek Road and Hunter's Point Place which is mapped to an 80-foot width. Center Boulevard south of 50th Avenue is currently not improved. The relocated Center Boulevard will be mapped at a 60-foot width.

Hunter's Point Place

Hunter's Point Place is proposed to be eliminated from the City Map. This street is mapped to a 70-foot width and is not improved.

Newtown Creek Road

Newtown Creek Road is proposed to be eliminated from the City Map. This street, which loops around the southern portion of the site, is mapped to a 42-foot width except for a portion between 2nd Street and 100 feet west of Center Boulevard which is mapped to a 55-foot width. This street is not improved.

Newtown Creek Terrace

Newtown Creek Terrace is proposed to be eliminated from the City Map. This street has an irregular width and is not improved.

Vernon Boulevard

A portion of Vernon Boulevard between 50th and 51st Avenues is proposed to be eliminated, discontinued and closed. This area, comprised of 0.13 acres, is an island between the northbound and southbound lanes of Vernon Boulevard. This area, which is developed with trees and benches for seating, would be re-established as a Public Place and remain as it currently exists. It is assigned to the Department of Parks and Recreation's *Greenstreets* program.

PARKLANDS

Park Additions: The establishment of park additions is proposed along the western side of the proposed relocated Center Boulevard, southwest of and adjacent to the proposed 57th Avenue and southeast of and adjacent to the proposed 2nd Street. The total area of the park would be 10.65 acres (464,000 square feet).

New Park: The establishment of a linear park is proposed between the proposed relocated Center Boulevard and 2nd Street immediately south of the proposed 55th Avenue containing 0.35 acres.

Park Elimination: An approximately one foot wide strip of a mapped but unimproved park, owned by the MTA, between Vernon Boulevard and 11th Street, would be eliminated.

SEWER CORRIDORS

The delineation and extension of permanent sewer corridors necessitated by the new street system are proposed.

ENVIRONMENTAL REVIEW

This application (C 080276 MMQ), in conjunction with the applications for the related actions (N 080363 ZRQ, C 080362 ZMQ, C 080364 PCQ, 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 No. is 08-DME-006-Q. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

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

UNIFORM LAND USE REVIEW

This application (C 080276 MMQ), in conjunction with the applications for related actions (C 080362 ZMQ, C 080364 PCQ, 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 Queens 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 Queens Borough President for information and review in accordance with the procedure for referring non-ULURP matters.

COMMUNITY BOARD PUBLIC HEARINGS

Community Board 2 held three public hearings on this application (C 080276 MMQ), together with the applications for the related actions (C 080362 ZMQ, N 080363 ZRQ, C 080364 PCQ, and C 080365 HAQ), 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, Community Board 2 recommended approval of the application subject to conditions. A complete summary of the conditions appears in the report on the related application for the zoning text amendment (N 080363 ZRQ).

BOROUGH PRESIDENT RECOMMENDATION

The Borough President of Queens held a public hearing on this application (C 080276 MMQ), together with the applications for the related actions (C 080362 ZMQ, N 080363 ZRQ, C 080364 PCQ, and C 080365 HAQ), on July 24, 2008, and issued on July 30, 2008 a recommendation of approval subject to conditions. A complete list of the conditions appears in the report on the related application for the related zoning text amendments (N 080363 ZRQ).

CITY PLANNING COMMISSION PUBLIC HEARING

On July 23, 2008 (Calendar No. 5), the City Planning Commission scheduled August 13, 2008, for a public hearing on this application (C 080276 MMQ). The hearing was duly held on August 13, 2008 (Calendar No. 7) in conjunction with the public hearings on the applications for the related actions (C 080362 ZMQ, N 080363 ZRQ, C 080364 PCQ, and C 080365 HAQ).

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

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 080276 MMQ), in conjunction with applications on the related actions (C 080362 ZMQ, N 080363 ZRQ, C 080364 PCQ, 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 WRP 08-037.

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

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

A full consideration of the issues and reasons for approving this application (C 080276 MMQ) appears in the report on the related application for Zoning Text amendments (N 080363 ZRQ).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map

and any related acquisition or disposition of real property to be appropriate, adopts the following 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 (CEQR No. 08-DME-006-Q), 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 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, 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, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.*, of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 080276 MMQ) for the amendment to the City Map involving:

- a change in the street system;
- the establishment of park and park additions;
- the delineation of permanent sewer corridors;
within an area generally bounded by 50th Avenue, 2nd Street, and the U.S. Pierhead Line at Newtown Creek and the East River;
- the elimination of portions of 48th Avenue between Vernon Boulevard and 21st Street;
- the elimination of a park between Vernon Boulevard and 11th Street,
- the elimination, discontinuance and closing of a portion of Vernon Boulevard;
- the establishment of a Public Place between 50th and 51st Avenues;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

Community District 2, Borough of Queens, in accordance with Map No. 5003 dated April 1, 2008, and revised September 17, 2008, and signed by the Borough President is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5003 dated April 1, 2008, and revised September 17, 2008, providing for the **discontinuance and closing of a portion of Vernon Boulevard** between 50th Avenue and 51st Avenue, in the form of an *island* between the travel-lanes of Vernon Boulevard (not being eliminated), more particularly described as follows:

Beginning at a Point located 48 feet easterly along the extended northerly line of 51st Avenue from the intersection of the northerly line of 51st Avenue and the westerly line of Vernon Boulevard, as said streets are shown on Map No. 5003 dated April 1, 2008, and revised September 17, 2008;

1. Thence, running 199.99 feet in a northerly direction along a line parallel to, and

- maintaining a constant distance of 48' from the westerly line of Vernon Boulevard, to a point of curvature;
2. Thence, running 13.26 feet on a curve to the right, having a radius of 5.00 feet and a central angle of 152 degrees, 00 minutes, and 01.9 seconds, to a point of tangency;
 3. Thence, running 41.72 feet in a southeasterly direction along a tangent to the last-mentioned course, to a point;
 4. Thence, running 165.50 feet in a southerly direction, along a line parallel to the easterly line of Vernon Boulevard, which forms an interior angle of 152 degrees, 00 minutes, and 01.9 seconds with the previously-mentioned course, to a point of curvature;
 5. Thence, running 15.71 feet on a curve to the right, having a radius of 10.00 feet and a central angle of 90 degrees, to a point of tangency;
 6. Thence, running 9.00 feet in a westerly direction, along a line perpendicular to the westerly line of Vernon Boulevard and along a tangent to the last-mentioned course, to a point of curvature;
 7. Thence, running 15.71 feet on an curve to the right, having a radius of 10.00 feet, and a central angle of 90 degrees, to a point of tangency;
 8. Thence, running 5' in a northerly direction, along a line parallel to the westerly line of Vernon Boulevard and along a tangent to the last-mentioned course, to the **Point of Beginning**.

Said lands having an area of 5757.95 square feet or 0.13 acres; and be it further

RESOLVED that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5003 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 080276 MMQ), duly adopted by the City Planning Commission on September 24, 2008 (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.

AMANDA M. BURDEN, *FAICP, Chair*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, A. I. A.
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,
JOHN MEROLO, KAREN A. PHILLIPS, *Commissioners*