



CITY PLANNING COMMISSION

September 24, 2008/Calendar No. 15

N 080383 HGQ

IN THE MATTER OF the designation of the Willets Point Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal (Urban Renewal) Law of New York State, located in Community District 7 in the Borough of Queens and described as follows:

Blocks	Land Use	Lots
1820	Commercial	1, 6, 9, 18, 34, 108
1821	Commercial	1, 6, 16, 25, 27
1822	Commercial	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	Commercial	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	Commercial	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	Commercial	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	Commercial	1, 5, 14, 18, 20, 31, 35
1827	Commercial	1
1828	Commercial	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	Commercial	19, 21, 40, 71
1830	Commercial	1, 9, 10, 21
1831	Commercial	1, 10, 35
1832	Commercial	1, 10
1833	Commercial	1 (p/o), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425
All mapped and/or built streets within the project boundary		

The application for the designation of the Willets Point Urban Renewal Area was filed by the Department of Housing Preservation and Development on April 16, 2008 as part of the Willets Point Development Plan, a comprehensive planning, zoning and redevelopment strategy aimed at transforming a largely underutilized 61-acre site with substandard conditions and substantial

environmental degradation into a lively, mixed-use, sustainable community and regional destination.

RELATED ACTIONS

In addition to the designation of the Willets Point Urban Renewal Area 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:

- | | |
|---------------------|--|
| C 080381ZMQ | Amendment of the Zoning Map |
| N 080382 ZRQ | Amendment to the Zoning Resolution |
| C 080384 HUQ | The Willets Point Urban Renewal Plan |
| C 080385 HDQ | Disposition of Property within the Willets Point Urban Renewal Area |
| C 080221 MMQ | Amendment to the City Map for the elimination, discontinuance and closing of all streets within the Willets Point Urban Renewal Area including Willets Point Boulevard; 34th Avenue; 35th Avenue; 36th Avenue; 37th Avenue; 38th Avenue; 39th Avenue; 126th Place; 127th Street and 127th Place. |

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for an amendment to the Zoning Amendment (N 080382 ZRQ).

ENVIRONMENTAL REVIEW

This application (N 080383 HGQ), in conjunction with the applications for the related actions (C 080381 ZMQ, N 080382 ZRQ, C 080384 HUQ, C 080385 HDQ, C 080221 MMQ,) 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 07DME014Q. The lead agency is the Office of the Deputy Mayor for Economic Development.

A summary of the environmental review, including the Final Generic Environmental Impact Statement (FGEIS) dated September 12, 2008 appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

UNIFORM LAND USE REVIEW

This application (N 080383 HGQ) and the application to amend the Zoning Resolution (N 080382 ZRQ) were duly referred to Community Board 7 and the Borough President for information and review along with the related applications (C 080831 ZMQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ) were certified as complete by the Department of City Planning on April 21, 2008, and were duly referred to Community Board 7 and the 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 7 held a public hearing on June 30, 2008 on this application (N 080383 HGQ) and the related applications (C 080381 ZMQ, N 080832 ZRQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ), and on, July 1, 2008, by a vote of 21 to 15 with 2 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of Community Board 7's recommendation appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

Borough President Recommendation

This application (N 080383 HGQ) and the related applications (C 080381 ZMQ, N 080832 ZRQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ) were considered by the Borough President who issued a recommendation approving the application with conditions on July 10, 2008.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

City Planning Commission Public Hearing

On July 23, 2008 (Calendar No. 13), the City Planning Commission scheduled August 13, 2008, for a public hearing on this application (N 080383 HGQ). The hearing was duly held on August 13, 2008 (Calendar No. 13), in conjunction with the hearings for the related actions (C 080381 ZMQ, N 080832 ZRQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ).

There were several speakers as described in the report on the application on the amendment to the Zoning Resolution (N 080832 ZRQ), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (N 080382 ZRQ), in conjunction with the application for the related actions (C 080831 ZMQ, N 080383 HGQ, C 080384 HUQ, C 080385 HDQ and C 080221 MMQ) 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 08-015.

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

CONSIDERATION

The Commission believes that the proposed designation of the Willets Point Urban Renewal Area is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment to the Zoning Resolution (N 080382 ZRQ).

RESOLUTION

WHEREAS, that the City Planning Commission finds that the Willets Point Urban Renewal Area, designating property as an area appropriate for urban renewal is appropriate, therefore be it

RESOLVED, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on September 12, 2008 with respect to

this application (CEQR No. 07DME014Q), prepared with respect to the further modifications adopted by the City Planning Commission herein, 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 disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FGEIS, 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, that the City Planning Commission hereby recommends to the City Council the designation, pursuant to Section 504 Article 15 of the General Municipal Law of New York, of the properties listed below as an area appropriate for urban renewal: (N 080383 HGQ).

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AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners

KAREN A. PHILLIPS, Commissioner, Voting NO