



CITY PLANNING COMMISSION

January 22, 2014 / Calendar No. 2

C 140077 HAQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to repair and rehabilitate the existing entrance way, planters, and landscaping, Borough of Queens, Community District 14.

Approval of three separate matters is required:

1. The designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926 p/o Lot 200) as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property (Block 15926, p/o Lot 200) to a developer to be selected by the New York City Department of Housing Preservation and Development (HPD).

The application for the Urban Development Action Area designation, project approval, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on August 27, 2013.

Approval of this application would facilitate the repair and rehabilitation of an existing pedestrian walkway, steps, planters, and landscaping adjoining the Ocean Village development in Queens, Community District 14.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized vacant property that tends to impair or arrest

the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking the designation of an approximately 21,700 square foot portion of property on the south side of Rockaway Beach Boulevard between Beach 56th Place and Beach 59th Street (Block 15926, p/o Lot 200), as an Urban Development Action Area Project, approval of an Urban Development Action Area Project (UDAAP) for such area, and the disposition of City-owned property. The project site constitutes part of Site 31 within the Arverne Urban Renewal Area (URA) and the URA land use designation for the site is residential and/or commercial.

Currently, the site is landscaped with grass, trees, planters, fencing, and a retaining wall, and is improved with a staircase and ramp which constitute the pedestrian entrance into Ocean Village. Ocean Village is a 1,093-unit Mitchell Lama housing development located immediately south of the project site. Because the site was originally intended to be part of a proposed street widening of Rockaway Beach Boulevard/Shorefront Parkway, it was not included as part of Ocean Village when it was developed in 1974. However, the street widening was never mapped and the property remained in City ownership.

This application would facilitate the conveyance of the project site to the owner of Ocean Village, L+M Development Partners (L+M), to augment their on-going rehabilitation of the housing complex. L+M acquired Ocean Village in 2012 after it had fallen into economic and physical disrepair. After the project site is conveyed to L+M, the site would continue to function as a pedestrian entrance into Ocean Village. L+M would be responsible for the rehabilitation and on-going maintenance of the project site, which will include the installation of a new ADA-compliant ramp.

In 2011, the City Planning Commission approved the disposition of a 2,505 square foot portion of Lot 200 to the developer selected to rehabilitate the former Rockaway Firehouse into a new community facility on the adjacent lot (C 110272 HAQ). The portion of Lot 200 disposed to the firehouse is not part of this application.

The project site is situated in a residential neighborhood zoned R6/C2-4, which is predominately developed with multiple dwellings with affordable housing units. Beyond Ocean Village are Rockaway Beach and the Atlantic Ocean. To the north of the project site is vacant land, the elevated tracks of the A-train subway line and its Beach 60th Street station, and low- to mid-rise residential buildings.

ENVIRONMENTAL REVIEW

This application (C 140077 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 13HPD018Q. The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action, which requires no further environmental review.

Uniform Land Use Review

This application (C 140077 HAQ) was certified as complete by the Department of City Planning on September 9, 2013 and was duly referred to Community Board 14 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 14 held a public hearing on this application (C 140077 HAQ) on November 12, 2013, and on that date by a vote of 31 to 2 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 140077 HAQ) was considered by the Queens Borough President, who issued a recommendation approving the application on December 3, 2013.

City Planning Commission Public Hearing

On December 4, 2013 (Calendar No. 1), the City Planning Commission scheduled December 18, 2013, for a public hearing on this application (C 140077 HAQ). The hearing was duly held on December 18, 2013 (Calendar No. 17).

There were two speakers in favor and none opposed to the application. The speakers included a representative of HPD, who described the application, and a representative of L+M Development Partners, who discussed plans for the rehabilitation of the project site and the renovation efforts underway at the adjacent Ocean Village housing complex. There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 140077 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 22, 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 13-098.

The City Planning Commission, acting as the City Coastal Commission, having reviewed the waterfront aspects of this action, finds that the actions will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies.

CONSIDERATION

The Commission believes that approval of this application for an Urban Development Action Area designation, an Urban Development Action Area Project for such area, and the disposition of a portion of a City-owned property, is appropriate.

Since the 1970's, the project site has functioned as an entrance into Ocean Village, although under City ownership. The Commission believes that the divided ownership of the lot resulted in an unclear demarcation of responsibility for maintenance of the portion of the property within the proposed street widening. The Commission believes that approval of this application will clarify the ownership status of the site, fully consolidating it into the housing complex and, thus, facilitating needed rehabilitation and maintenance of the entrance way by Ocean Village's new owner, L+M Development Partners.

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 57-21 Rockaway Boulevard (Block 15926, p/o Lot 200) conforms to the objectives and provisions of the Arverne Urban Renewal Plan (C 030509 HUQ).

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200), located in Community District 14, Borough of Queens as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it **RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) The designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200) as an Urban Development Action Area; and
- b) An Urban Development Action Area Project for such area; 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, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located (within the Arverne Urban Renewal Area) at 57-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200), Community District 14, Borough of Queens, to a developer to be selected by HPD for the rehabilitation and on-going maintenance of an existing pedestrian entranceway, is approved.

The above resolution (C 140077 HAQ), duly adopted by the City Planning Commission on January 22, 2014 (Calendar No. 2), 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.

KENNETH J. KNUCKLES, ESQ., Vice-Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MARIA M. DEL TORO, JOSEPH I. DOUEK,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

Application #: **C 14077 HAQ**

Project Name: **Ocean Village Disposition**

CEQR Number: 13HPD018Q

Borough(s): Queens

Community District Number(s): 14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200) as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to repair and rehabilitate the existing entrance way, planters, and landscaping, for the Borough of Queens, Community Board 14.

Applicant(s): Department of Housing Preservation & Development 100 Gold Street New York, NY 10038	Applicant's Representative: Gloria Farrell Department of Housing Preservation & Development 100 Gold Street New York, NY 10038
Recommendation submitted by: Jonathan Gaska	
Date of public hearing: 11/12/13 Location: 333 Beach 90 St	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: 11/12/13 Location: SAME	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 31 # Against: 2 # Abstaining: Total members appointed to the board: 50	
Name of CB/BB officer completing this form Jonathan Gaska	Title District Manager
Date 11/13/2013	

Queens Borough President Recommendation

APPLICATION: ULURP #140077 HAQ

COMMUNITY BOARD: Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 57-21 Rockaway Beach Boulevard (Block 15926, part of Lot 200 as an Urban Development Action Area; and
 - b) an Urban Action Area Project for such area; and
2. pursuant to Section 197-c of the NYC Charter for the disposition of such property to a developer selected by HPD to repair and rehabilitate the existing entrance way, planters and landscaping;

Borough of Queens, Community District 14, Zoning Map No. 30c

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, November 14, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

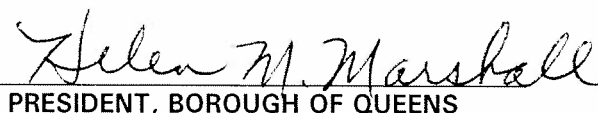
CONSIDERATION

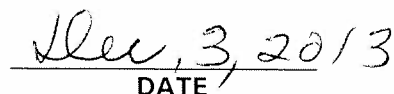
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of Housing Preservation and Development is proposing to designate the city owned parcel as an Urban Development Action Area Project and to convey the parcel to an adjacent property owner (Ocean Village).;
- The slightly irregular parcel is a narrow strip of land approximately 484 long with that varies in width. The parcel was originally to be used for a widening of Rockaway Beach Boulevard that was never done. The property is zoned R6/C2-4 which allows residential and local commercial development.;
- HPD proposes to dispose this property to Ocean Village. Ocean Village is an affordable housing development that was built on the adjoining property directly south of the parcel proposed for disposition. The housing complex has been maintaining the property that serves as an open space and entrance into the housing complex. Ocean Village is proposing continued use of the site as open space and an entrance into the housing complex.;
- Community Board 14 approved this application by a vote of thirty-one (31) in favor with two (2) against at a public hearing held on November 12, 2013.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS


DATE