



CITY PLANNING COMMISSION

February 22, 2006 | Calendar No. 24

C 050422 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 6th amendment to the South Jamaica 1 Urban Renewal Plan for the South Jamaica 1 Urban Renewal Area, Borough of Queens, Community District 12.

The application for the 6th Amendment to the South Jamaica I Urban Renewal Plan was filed by the Department of Housing Preservation and Development (HPD) on April 15th, 2005, to facilitate the development of a mixed-use building with two residential units and commercial space at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica 1 Urban Renewal Area, Community District 12, Borough of Queens.

The proposed plan:

1. Revises the land use definition to permit residential, commercial and community facility uses on residential sites where permitted by zoning.
2. Deletes sites from the plan that have been developed or rehabilitated by private owners.
3. Subdivides Site 4B into sites: 4b, 4c, and 4d; and Site 13 into sites: 13a, 13b, 13c, 13d, and 13e.

These changes would facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program.

RELATED ACTION

In addition to the Sixth Amendment to the South Jamaica 1 Urban Renewal Plan which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 050423 HAQ An application for the designation of 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica 1 Urban Renewal Area, as an Urban Development Action Area, and an Urban Development Action Area Project for such area; and for the disposition of such property.

BACKGROUND

This application for an amendment to the South Jamaica I Urban Renewal Plan , in conjunction with the application for the related action (C 050423 HAQ), was filed by the Department of Housing Preservation and Development (HPD) on April 15th, 2005, to facilitate the development of a mixed-use building with two residential units and commercial space at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica 1 Urban Renewal Area, Community District 12.

Site 4C includes two city-owned vacant lots in Jamaica, Queens on Block 11994, Lots 13 and 14, totaling approximately 3,765 square feet and zoned R3-2 with a C2-2 overlay. Is a through lot which fronts on Sutphin Boulevard and 149th Street, and is located in the middle of the block between 115th and 116th streets. A small church to the south and a health food store to the south border this site. The block that this site is located on is comprised primarily of attached commercial buildings fronting onto Stuphin Boulevard, and detached residential buildings fronting onto 149th Street.

This application (C 050422 HUQ) for the Sixth Amended Urban Renewal Plan proposes to divide site 4b into three discrete sites and revises the land use definition to permit residential, commercial and community facility uses on residential sites where permitted by zoning. The Sixth Amended Plan (C 050422 HUQ) also proposes to delete all or a portion of six sites from the Plan. These sites have not been acquired and have been developed or rehabilitated by private owners. These sites include:

<u>Site</u>	<u>Block</u>	<u>Lots</u>
3(part)	12008	25, 26, 27, 28, 29, 30, 31, 34
4a(part)	11980	18, 20, 22, 24, 25, 26, 27, 28, 29
4b(part)	11994	3, 5, 7, 8, 9, 12, 15, 16, 11
29c	10163	73, 74
34b	10167	50, 51
42b	12152	58, 59, 60;

The Sixth Amended Plan (C 050422 HUQ) also proposes to divide Site 4b on Block 11994 into three discrete sites Site 4b (Lot 1 and 57), Site 4c (Lots 13 and 14) and Site 4d (Lots 17, 18, and 20); the Sixth Amended Plan (C 050422 HUQ) also proposes to separate Site 13 in Exhibit A into Sites 13a, 13b, 13c, 13d and 13e to correspond to the land use Map.

Also, in conjunction with the Sixth Amended Plan (C 050422 HUQ), HPD is seeking UDAAP designation and project approval and disposition of city-owned property to facilitate development of a mixed-use building with two residential units and commercial space. The subject site, 4C within the South Jamaica 1 Urban Renewal Area, would be disposed in accordance with the South Jamaica 1 Urban Renewal Plan to a developer/sponsor to be determined by HPD.

ENVIRONMENTAL REVIEW

This application (C 050422 HUQ), in conjunction with the application for the related action (C 050423 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 04HPD008Q. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on August 23, 2005.

UNIFORM LAND USE REVIEW

This application (C 050422 HUQ), in conjunction with the application for the related action (C 050423 HAQ), was certified as complete by the Department of City Planning on October 17, 2005, and was duly referred to Community Board 12 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 12 held a public hearing on this application on December 14, 2005, and on that date, by a vote of 20 in favor 6 opposed and 4 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on January 17, 2006 approving the application.

City Planning Commission Public Hearing

On January 11, 2004 (Calendar No. 6), the City Planning Commission scheduled January 25, 2006 for a public hearing on this application (C 050422 HUQ). The hearing was duly held on January 25, 2006 (Calendar No. 11), in conjunction with the related application (C 050423 HAQ).

There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the amended Urban Renewal Plan for the South Jamaica I Urban Renewal Area, in conjunction with the related action, is appropriate.

Approval of the application would facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program. The proposed project would develop vacant city-owned land, thereby eliminating a blighting influence in the neighborhood contributing to the revitalization of the area, reinforcing public and private investment. The proposed development will be consistent with zoning and surrounding uses.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission finds that the proposed 6th Amended Urban Renewal Plan for the South Jamaica I Urban Renewal Area is an appropriate plan for the area involved; and

The City Planning Commission certifies that the Amended Urban Renewal Plan for the South Jamaica 1 Urban Renewal Area complies with provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

The Commission further certifies that the Amended Urban Renewal Plan for the South Jamaica 1 Urban Renewal Area is in conformity with the findings and designation of the South Jamaica 1 Urban Renewal Area as adopted by the City Planning Commission on June 25, 1971. The Commission certifies its unqualified approval of the Amended Urban Renewal Plan for the South Jamaica 1 Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed Amended Urban Renewal Plan for the South Jamaica 1 Urban Renewal Area, Community District 12, Borough of Queens, submitted by the Department of Housing Preservation and Development on April 15, 2005 is approved.

The above resolution (C 050422 HUQ), duly adopted by the City Planning Commission on February 22, 2006 (Calendar No. 24), 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, AICP, Chair
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