



## CITY PLANNING COMMISSION

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February 22, 2006 | Calendar No. 25

C 050423 HAQ

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**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 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
  - b) an Urban Development Action Area Project for such area
2. pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate 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, Borough of Queens, Community District 12.

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Approval of three separate matters is required:

1. The designation of property located at 115-40 and 115-42 Sutphin Boulevard (Site 4C) within the South Jamaica 1 Urban Renewal Area (Block 11994, Lots 13 and 14) as an Urban Development Action Area;
  2. An Urban Development Action Area Project for such property; and
  3. The disposition of such property to a developer to be selected by HPD.
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The application for the disposition was filed by the Department of Housing Preservation and Development on April 15<sup>th</sup>, 2005, to facilitate development of a mixed-use building with two residential units and commercial space.

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

The Project Area consists of two underutilized vacant properties that tend 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, unsanitary 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.

## **RELATED ACTION**

In addition to the disposition and UDAAP designation which are the subject of this report (C 050423 HAQ), 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 050422 HUQ:** Sixth Amendment of the South Jamaica 1 Urban Renewal Plan;

## **BACKGROUND**

A detailed description of the site, surrounding area and proposed project is included in the

report on the related action (C050422 HUQ).

### **ENVIRONMENTAL REVIEW**

This application (C 050423 HAQ), in conjunction with related application (C 050422 HUQ), 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 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<sup>rd</sup>, 2005.

### **UNIFORM LAND USE REVIEW**

This application (C 050423 HAQ), in conjunction with related application (C 050422 HUQ), 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, along with the related application (C 050422 HUQ).

### **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 to 6 with 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 approving the application on January 17, 2006.

### **City Planning Commission Public Hearing**

On January 11, 2004 (Calendar No. 7), the City Planning Commission scheduled January 25, 2006 for a public hearing on this application (C 050423 HAQ). The hearing was duly held on January 25, 2006 (Calendar No. 12), in conjunction with the related application (C 050422 HUQ). There were no speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed urban development action area designation and project (UDAAP), and disposition of city-owned property are appropriate.

A full consideration and analysis of the issues and reason for approving this application appear

on the report on the related application (C050422 HUQ).

**RESOLUTION**

The City Planning Commission finds that the proposed disposition of city-owned property located at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica 1 Urban Renewal Area, conforms to the objectives and provisions of the South Jamaica 1 Urban Renewal Plan (C 050422 HUQ), which is being considered concurrently with this application.

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

**WHEREAS** the Department of Housing Preservation and Development has recommended 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, located in Community District 12, 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 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
- b) an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest sound development of the municipality;
- (b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

**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(s) 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 South Jamaica 1 Urban Renewal Area at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C, Community District 12, Borough of Queens, to a developer to be selected by HPD, is approved.

The above resolution (C 050423 HAQ), duly adopted by the City Planning Commission on February 22, 2006 (Calendar No.25 ), 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**

**KENNETH J. KNUCKLES, Esq., Vice Chair**

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