



CITY PLANNING COMMISSION

July 11, 2007/Calendar No. 27

C 070318 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on the east side of 168th Street between Jamaica and Archer Avenues (Block 10209, Lot 115) pursuant to zoning, Borough of Queens, Community District 12.

The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services on February 5, 2007 as part of the Jamaica Plan, a comprehensive planning and zoning strategy for an approximately 368 block area intended to support Jamaica's downtown business district, expand housing opportunities along the area's major thoroughfares and preserve intact blocks in neighboring low-rise residential communities.

RELATED ACTIONS

In addition to the disposition of city-owned property which is the subject of this report, implementation of the proposal development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 070158 MMQ An amendment to the City Map for the elimination, discontinuance and closing of a portion of 148th Street between 94th Avenue and Atlantic Avenue (95th Avenue)
2. C 070314(A)ZMQ Amendment of the Zoning Map
3. N 070315(A)ZRQ Amendment of the Zoning Resolution concerning Article XI, Chapter 5 (Special Downtown Jamaica District), establishing a special district and

modifying related regulations

4. C 070316 HUQ Approval of the Jamaica Gateway Urban Renewal Area
5. N 070317 HGQ Designation of the Jamaica Gateway Urban Renewal Area
6. C 070322 HDQ Disposition of Property within the Jamaica Gateway Urban Renewal Plan

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ).

ENVIRONMENTAL REVIEW

This application (C 070318 PPQ), in conjunction with the applications for the related actions (C 070158 MMQ), (C 070314 ZMQ), (C 070314 (A) ZMQ), (N 070315 ZRQ), (N 070315 (A) ZRQ), (C 070316 HUQ), (N 070317 HGQ) and (C 070322 HDQ), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP081Q. The lead agency is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ).

UNIFORM LAND USE REVIEW

This application (C 070318 PPQ), in conjunction with the applications for the related actions (C 070158 MMQ), (C 070314 ZMQ), (C 070316 HUQ), and (C 070322 HDQ), was certified as complete by the Department of City Planning on February 5, 2007, and was duly referred to Community Board 12 and the Queens 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 12 held public hearings on this application (C 070318 PPQ) and related applications (C 070158 MMQ), (C 070314 ZMQ), (N 070315 ZRQ), (C 070316 HUQ), (N 070317 HGQ) and (C 070322 HDQ) on March 28, 2007, and on April 11, 2007, and on April 11, 2007, but did not submit a recommendation.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on May 14, 2007.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A)ZMQ).

City Planning Commission Public Hearing

On May 9, 2007 (Calendar No. 8), the City Planning Commission scheduled May 23, 2007, for a public hearing on this application (C 070318 PPQ). The hearing was duly held on May 23, 2007 (Calendar No. 35), in conjunction with the public hearings on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this disposition of one (1) city-owned property 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 of the Zoning Map (C 070314 (A)ZMQ).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion ratified herein was issued on June 29, 2007, with respect to this application (CEQR No. 05DCP081Q), 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 action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the environmental impact statement 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, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of one (1) city-owned property located on the east side of 168th Street between Jamaica and Archer Avenues (Block 10209, Lot 115) pursuant to zoning in the Borough of Queens, Community District 12, proposed in an application by the Department of Citywide Administrative Services, dated February 5, 2007, is approved.

The above resolution, duly adopted by the City Planning Commission on July 11, 2007 (Calendar No. 27), is filed with the Office of the Speaker, City Council and the Queens Borough President, pursuant to Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

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