



## Legislation Details (With Text)

<b>File #:</b>	Res 0495-2014	<b>Version:</b>	*	<b>Name:</b>	LU 128 - Zoning, ASTORIA COVE DEVELOPMENT, Queens (C 140322 ZMQ)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted</b>	
		<b>In control:</b>		Committee on Land Use	
<b>On agenda:</b>	11/25/2014				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 140322 ZMQ, a Zoning Map amendment (L.U. No. 128).				
<b>Sponsors:</b>	David G. Greenfield, Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. City Planning Commission Approval Letter, 2. Hearing Transcript - Stated Meeting 11-25-14, 3. Committee Report, 4. Minutes of the Stated Meeting - November 25, 2014				

Date	Ver.	Action By	Action	Result
11/12/2014	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/25/2014	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 495

Resolution approving the decision of the City Planning Commission on ULURP No. C 140322 ZMQ, a Zoning Map amendment (L.U. No. 128).

By Council Members Greenfield and Weprin

WHEREAS, the City Planning Commission filed with the Council on September 29, 2014 its decision dated September 29, 2014 (the "Decision"), on the application submitted by 2030 Astoria Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9a, to rezone a portion of an M1-1 district to R7-3 with a C2-4 commercial overlay, a portion of an R6 district to R7A with a C2-4 commercial overlay, and a portion of an R6 district to R6B to facilitate the development of a mixed-use, large-scale general development located on the Halletts Point peninsula in Queens Community District 1, (ULURP No. C 140322 ZMQ), Borough of Queens (the "Application");

WHEREAS, the application is related to Applications C 140323 (A) ZSQ (L.U. No. 126), a special permit, pursuant to Section 74-743, to permit transfer of floor area between zoning lots, modify distance between buildings, modify yard, inner court and distance between windows or lot line requirement; C 140324 (A) ZSQ (L.U. 127), a special permit, pursuant to Section 62-836, to permit bulk modifications within waterfront blocks; N 140329 (A) ZRQ (L.U. No. 129), an amendment of the Zoning Resolution of the City of New York, modifying Article II Chapter 3 and Appendix F, relating to Inclusionary Housing and modifying Article VII, Chapter 4, relating to Large-Scale General Development; N 140325 ZAQ (L.U. No. 130), an authorization by the City Planning Commission, pursuant to Section 62-822(a), to permit area and dimension modifications for a waterfront public access area and visual corridors within a large-scale general development; and C 130384 MMQ (L.U. No. 131), an amendment to the City Map to (a) establish 4<sup>th</sup> Street between 26<sup>th</sup>

Avenue to the edge of the proposed waterfront esplanade and; (b) eliminate 8<sup>th</sup> Street from 27<sup>th</sup> Avenue to the U.S. Pierhead and Bulkhead Line;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 20, 2014;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (“FEIS”) (CEQR No. 13DCP127Q), for which a Notice of Completion was issued on September 19, 2014, as adjusted by the subsequent CEQR Technical Memoranda dated September 26, 2014 and November 14, 2014 (collectively, the “Technical Memoranda”);

RESOLVED:

Having considered the FEIS and the Technical Memoranda with respect to the Decision and Application, the Council finds that:

- (1) The FEIS and the Technical Memoranda meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, action to be approved, with the modifications set forth herein and in the Technical Memoranda (the “Modified Proposed Action”), is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable;
- (3) The adverse environmental impacts of the Modified Proposed Action will be minimized or avoided to the maximum extent practicable by requiring as conditions to the approval, pursuant to the Restrictive Declaration marked as Exhibit A to the CPC Decision C 140323(A) ZSQ, **as modified by the New York City Council as of November 12, 2014**, those mitigation measures that were identified as practical; and
- (4) The Decision along with the FEIS and the Technical Memoranda constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 140322 ZMQ, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th

Avenue;

2. changing from an R6 District to an R7A District property bounded by a line 250 feet southeasterly of 4th Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;
3. changing from an R6 District to an R6B District property bounded by a line 250 feet southeasterly of 4th Street, a line 100 feet southwesterly of 26th Avenue, 9th Street, a line 240 feet southwesterly of 26th Avenue;
4. establishing within a proposed R7-3 District a C2-4 District bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by a line 250 feet southeasterly of 3rd Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26<sup>th</sup>;  
as shown on a diagram (for illustrative purposes only) dated April 21, 2014 and subject to the conditions of CEQR Declaration E-343, Community District 1, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 25, 2014, on file in this office.

City Clerk, Clerk of The Council