



Legislation Details (With Text)

**File #:** Res 1733-2008      **Version:** \*      **Name:** LU 934 - Zoning, 151-45 Sixth Road Whitestone Partners, LLC, Queens (C080207(A)ZSQ)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 12/9/2008

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 080207 (A) ZSQ (L.U. No. 934), for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution of the City of New York to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot) to facilitate the development of 52 1-family detached homes within a large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79, 92; Block 4524, Lots 77, 92; Block 4487, Lots 160, 169, 170, 200; the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2 District, Borough of Queens.

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 12/9/08

Date	Ver.	Action By	Action	Result
12/4/2008	*	Committee on Land Use	Approved by Committee	
12/9/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1733

Resolution approving the decision of the City Planning Commission on ULURP No. C 080207 (A) ZSQ (L.U. No. 934), for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution of the City of New York to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot) to facilitate the development of 52 1-family detached homes within a large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79, 92; Block 4524, Lots 77, 92; Block 4487, Lots 160, 169, 170, 200; the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2 District, Borough of Queens.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on October 31, 2008 its decision dated October 29, 2008 (the "Decision") on the application submitted by 151-45 Sixth Road Whitestone Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution of the City of New York to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot) to facilitate the development of 52 1-family detached homes within a large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 and 92; Block 4524, Lots 77 and 92; Block 4487, Lots 160, 169, 170 and 200; the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2 District (ULURP No. C 080207 (A) ZSQ), Community District 7, Borough of Queens (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 080203 ZMQ (L.U. No. 932), an amendment of

the Zoning Map to change a portion of an existing M1-1 District to an R3-2 District; and C 080204 MMQ (L.U. No. 933), elimination, discontinuance and closing of a portion of 152<sup>nd</sup> Street north of Powell's Cove Boulevard;

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

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 78-313 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on December 2, 2008 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Conditional Negative Declaration, issued on October 29, 2008 (CEQR No. 08DCP028Q);

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

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment provided that the following conditions are adhered to:

For the property located at 151-45 Sixth Road (Block 4487, Lots 160, 169, 170, & 200; Block 4524, Lots 77 & 92; Block 4531, Lots 79 & 92), the applicant agrees via a restrictive declaration to prepare a hazardous materials sampling protocol including a health and safety plan, which would be submitted to the Department of Environmental Protection (DEP) for approval. The applicant agrees to test and identify any potential hazardous material impact pursuant to the approved sampling protocol and, if any such impact is found, submit a hazardous material remediation plan including a health and safety plan to DEP for approval. If necessary, remediation measures would be undertaken pursuant to the remediation plan

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, the Council approves the Decision.

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 December 9, 2008, on file in this office.

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City Clerk, Clerk of The Council