Legislation Details (With Text)

File #:	Res 1960-2013	**Version:**	*	**Name:**	LU 876 - Zoning, Special Willets Point District, Queens (N 130220 ZRQ)
Type:	Resolution			**Status:**	Adopted
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On agenda:	10/9/2013				
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Title: Resolution approving the decision of the City Planning Commission on Application No. N 130220 ZRQ, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special Willets Point District, Borough of Queens (L.U. No. 876).

Sponsors:

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-9-13

Date	Ver.	Action By	Action	Result
10/9/2013	*	Committee on Land Use	Approved by Committee	
10/9/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1960

Resolution approving the decision of the City Planning Commission on Application No. N 130220 ZRQ, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special Willets Point District, Borough of Queens (L.U. No. 876).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on August 22, 2013 its decision dated August 21, 2013 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by Queens Development Group, LLC and the New York City Economic Development Corporation, for an amendment of the text of the Zoning Resolution of the City of New York, relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special Willets Point District (Application No. N 130220 ZRQ), Community District 7, Borough of Queens (the "Application");

WHEREAS, the application is related to Applications C 130222 ZSQ (L.U. No. 877), special permit, pursuant to the amended Section 124-60, to permit use modifications within the Special Willets Point District; C 130223 ZSQ (L.U. No. 878), special permit, pursuant to the amended Section 124-60, to permit use modifications within the Special Willets Point District; C 130224 ZSQ (L.U. No. 879), special permit, pursuant to the amended Section 124-60, to permit use modifications within the Special Willets Point District; C 130225

ZSQ (L.U. No. 880), a special permit, pursuant to the amended Section 124-60, to permit use modifications within the Special Willets Point District; and M 080221 (A) MMQ (L.U. No. 881), a minor modification to a previously-approved amendment to the City Map;

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 September 3, 2013;

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 Supplemental Environmental Impact Statement ("FSEIS") for which a Notice of Completion was issued on August 9, 2013 (CEQR No. 07DME014Q);

RESOLVED:

Having considered the FSEIS with respect to the Decision and Application, the Council finds that:

(1) The FSEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

(2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

(2) The adverse environmental impacts disclosed in the FSEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, in accordance with an environmental commitment letter, dated August 14, 2013, from the New York City Economic Development Corporation, acknowledged by the Queens Development Group in letter dated August 14, 2013, and acknowledged and accepted by the Office of the Deputy Mayor for Economic Development, those project components related to the environment and mitigation measures that were identified as practicable.

(2) The Decision together with the FSEIS 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 Sections 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, N 130220 ZRQ, 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 as follows:

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text remains in the Zoning Resolution

* * *

124-60
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

(a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;

(b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;

(c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;

(d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and

(e) #use# or #bulk# modification shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) above are met to the maximum extent possible, taking into account the nature of such #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

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 October 9, 2013, on file in this office.

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City Clerk, Clerk of The Council