



Legislation Details (With Text)

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 040542 ZSQ (L.U. No. 552), for the grant of a special permit pursuant to Sections 74-93(a), 74-93(b), 74-93(d), and 74-93(e) of the Zoning Resolution to facilitate the enlargement of a mixed use development in a C4-2F District and a C4-2 District, Queens.

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 9/15/05

Date	Ver.	Action By	Action	Result
9/8/2005	*	Committee on Land Use	Approved by Committee	
9/15/2005	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1159**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 040542 ZSQ (L.U. No. 552), for the grant of a special permit pursuant to Sections 74-93(a), 74-93(b), 74-93(d), and 74-93(e) of the Zoning Resolution to facilitate the enlargement of a mixed use development in a C4-2F District and a C4-2 District, Queens.**

**By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on August 5, 2005, its decision dated July 27, 2005 (the "Decision") on the application submitted by Alexander's of Rego Park II, Inc. and Alexander's Rego Park Shopping Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to: a) Section 74-93(a), to permit the reduction of the parking requirement of Section 36-21 (General Provisions) by an amount not to exceed 50 percent; b) Section 74-93(b), to permit a demapped air space above a street to be considered as part of the enlargement and to be used for automobile and pedestrian ways; c) Section 74-93(d), to permit the location of buildings without regard for the applicable height and setback regulations; and d) Section 74-93(e), to permit the modification of signage regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs); to facilitate the enlargement of a mixed use development bounded by Horace Harding Expressway Service Road, 97th Street, 63rd Drive, Queens Boulevard and Junction Boulevard (Block 2080, Lot 101 and Block 2084, Lot 101), in a C4-2F District and a C4-2 District, Community District 6, Borough of Queens, (ULURP No. C 040542 ZSQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 040541 ZRQ (L.U. No. 551), an

amendment to the Zoning Resolution, Section 74-93 (Special Commercial Developments in Commercial Districts; and M 860562 (A) ZSQ (L.U. No. 553), modification of Restrictive Declaration (D-110);

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-93 of the Zoning Resolution;

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

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WHEREAS, upon due notice, the Council held a public hearing on September 7, 2005 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on July 15, 2005 (CEQR No. 04DCP040Q);

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

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
- (2) The adverse environmental impacts revealed in the FEIS 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;
- (2) The Decision and the FEIS 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 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 September 15, 2005, on file in this office.

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City Clerk, Clerk of The Council