



## Legislation Text

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**File #:** Res 0756-2007, **Version:** \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 756

Resolution approving the decision of the City Planning Commission on ULURP No. C 070082 ZSQ (L.U. No. 312), for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the minimum base height, street wall location and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts); Section 74-743(a)(3) of the Zoning Resolution to modify the location of primary business entrances and show windows regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots); Section 74-744(b) of the Zoning Resolution to permit residential and nonresidential uses to be located within a building without regard for the regulations of Section 32-422 (Location of floors occupied by non-residential uses); and Section 74-744(c) of the Zoning Resolution to modify the location of signs regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots); in connection with a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755/Lots 31 and 59), in a C4-5X District.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on February 14, 2007 its decision dated February 7, 2007 (the "Decision") on the application submitted by Dermot QFC, LLC and the Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to:

- 1) Section 74-743(a)(2) of the Zoning Resolution to modify the minimum base height, street wall location and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts);
- 2) Section 74-743(a)(3) of the Zoning Resolution to modify the location of primary business entrances and show windows regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);
- 3) Section 74-744(b) of the Zoning Resolution to permit residential and nonresidential uses to be located within a building without regard for the regulations of Section 32-422 (Location of floors occupied by non-residential uses); and
- 4) Section 74-744(c) of the Zoning Resolution to modify the location of signs regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);

in connection with a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755/Lots 31 and 59), in a C4-5X District (ULURP No. C 070082 ZSQ), Community District 12, Borough of Queens (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 070079 ZMQ (L.U. No. 309), an amendment to the Zoning Map, changing from C4-2 and R6 districts to a C4-5X district; C 070080 PPQ (L.U. No. 310), disposition of two city-owned properties pursuant to zoning; C 070081 ZSQ (L.U. No. 311), a special permit pursuant to Section 74-52 of the Zoning Resolution to allow for a 500-space, below grade public parking garage;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-743 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;

WHEREAS, upon due notice, the Council held a public hearing on March 6, 2007 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on September 19, 2006 (CEQR No. 06DME014Q);

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;

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 March 14, 2007, on file in this office.

City Clerk, Clerk of The Council