APPENDIX I

WRITTEN COMMENTS RECEIVED ON THE DEIS

Queens Borough President Recommendation

APPLICATION: ULURP #090484 ZMQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority, pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;

2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;

3. changing from an M1-1 District to an R7-3 District property bounded by 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead line;

4. establishing within a former Park an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park and the easterly prolongation of a northerly boundary of a Park;

5. establishing within an R6 district a C1-4 district bounded by:

   a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and
   b. Astoria Boulevard, the terminus of Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 feet southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 feet southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and

6. Establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community District 1, as shown a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

Related items: ULURP nos. N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.

- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;

- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;

- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;

- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall — July 8, 2013

PRESIDENT, BOROUGH OF QUEENS — DATE

Queens Borough President Recommendation

APPLICATION: ULURP # N 090485 ZRQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, pursuant to Sections 200 & 201 of the NYC Charter, for amendments of the following NYC Zoning Resolution Sections:

• 23-952	regarding applicability of Inclusionary Housing floor area regulations
• 62-132, 62-322, 62-454	regarding window regulations, maximum floor area ratio in Inclusionary Housing designated areas, floor area calculation of off-street parking space in large scale general developments in waterfront areas of CD 1 Queens
• 63-02, 63-25, Appendices A, B, C	regarding application and mapping of FRESH Program for CD 1 Queens
• 74-742, 74-743	regarding applicability of special permits for Large Scale General Development in CD 1 Queens regarding ownership and bulk modifications
• Appendix F	modification of the map showing Inclusionary Housing Designated Areas in CD 1 Queens

Related items: ULURP nos. C090484 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing these zoning text amendments to facilitate redevelopment of the project site with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall — July 8, 2013

PRESIDENT, BOROUGH OF QUEENS — DATE

Queens Borough President Recommendation

APPLICATION: ULURP #090486 ZSQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the NYC Charter for the grant of Special Permits pursuant to the following Sections of the NYC Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;

2. Section 74-743(a)(2) – to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 45-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-431 (Developments on land and platforms); and

3. Section 74-743(a)(11) – to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

In connection with a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, N090487 ZAQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is requesting Special Permits that would allow floor area and bulk allowances as part of an overall site plan for a large scale general development to facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall — 7/8/13

PRESIDENT, BOROUGH OF QUEENS — **DATE**

Queens Borough President Recommendation

APPLICATION: ULURP # N090487 ZAQ **COMMUNITY BOARD:** Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority pursuant to Section 62-822(a) of the NYC Zoning Resolution for an authorization to modify the location, area and minimum dimensions of a Waterfront Public Access Area and View Corridor in connection with a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen Marshall
PRESIDENT, BOROUGH OF QUEENS

7/8/13
DATE

Queens Borough President Recommendation

APPLICATION: ULURP # N090488 ZCQ **COMMUNITY BOARD:** Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority pursuant to Section 62-811(b) of the NYC Zoning Resolution for City Planning Commission certification of the proposed site plan showing compliance with waterfront public access area and visual corridor requirements for a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is requesting certification of a site plan for consistency with waterfront public access and visual corridor requirements for a proposed mixed use waterfront redevelopment that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e.

narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen Marshall
PRESIDENT, BOROUGH OF QUEENS

7/8/13
DATE

Queens Borough President Recommendation

APPLICATION: ULURP # 130068 MMQ **COMMUNITY BOARD:** Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, NYC Housing Authority (NYCHA) and the NYC Department of Parks and Recreation (DPR), pursuant to Sections 197-c and 199 of the NYC Charter and Sections 5-430 et seq. of the NYC Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street;
- the establishment of a park between 2nd Street and 26th Avenue and the U.S. Pierhead and Bulkhead line;
- the elimination of a portion of a park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead line;
- the delineation of a street easement; and
- the adjustment of grades and blocks dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in the Borough of Queens, Community District 1, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing map changes that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall 7/8/13

PRESIDENT, BOROUGH OF QUEENS DATE

Queens Borough President Recommendation

APPLICATION: ULURP # 130244 ZSQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development, LLC and the NYC Housing Authority, pursuant to Sections 197-c and 201 of the NYC Charter for the grant of a Special Permit pursuant to Section 62-836 of the NYC Zoning Resolution to modify initial setback distance, the maximum base height, the maximum building height, the floor area distribution, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (developments on land and platforms), and to modify the distance between building requirements of Section 23-711 (standard minimum distance between buildings), in connection to a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, C130068 ZSQ, C130068 ZMQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive

declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall
PRESIDENT, BOROUGH OF QUEENS

7/8/13
DATE

Queens Borough President Recommendation

APPLICATION: ULURP # N130245 ZAQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority pursuant to Section 62-822(b) of the NYC Zoning Resolution for an authorization to modify design requirements for the proposed waterfront access area and visual corridor in connection to a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130068 ZMQ, C130244 ZSQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen M. Marshall 7/8/13

PRESIDENT, BOROUGH OF QUEENS DATE

Queens Borough President Recommendation

APPLICATION: ULURP # N130246 ZAQ **COMMUNITY BOARD: Q01**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority pursuant to Section 62-822(c) of the NYC Zoning Resolution for an authorization of phased development of a proposed waterfront access area in connection to a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 &10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090487 ZAQ, N090488 ZCQ, C130068 ZMQ, C130244 ZSQ, N130245 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing to provide waterfront public access areas along with redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;

- The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.

- As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Hallets Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.

- The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Hallets Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.

- Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Hallets Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.

Helen Marshall
PRESIDENT, BOROUGH OF QUEENS

7/8/13
DATE

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Community Board #1, Queens
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Helen Marshall,
President, Queens
Barry Grodenchik,
Deputy Borough President
Vinicio Donato,
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Lucille T. Hartmann,
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Transportation
Robert Piazza
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Zoning & Variance
John Carusone

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Marie Torniali
Judy Trilivas
Ben Wood
John P. Ziedonis

May 23, 2013

Recommendation for Halletts Point (Astoria, Queens) ULURP applications: #C 090484 ZMQ, #C 130068 MMQ, #C 130244 ZSQ, #C 090486 ZSQ

Community Board 1, Q voted and passed unanimously (29 in favor, 0 against, 0 abstentions) to approve the above referenced ULURP applications with the following stipulations:

- The developer (Halletts A Development Co., LLC) is to provide a Youth Center facility, similar to the Variety Boys & Girls Club at 21-17 30 Rd. in Astoria, with indoor multi-use facilities. This facility is to be separate and distinct from the proposed school building

- The Restrictive Declaration to be put in place should include and memorialize the following amenities and design goals, as proposed and as presented, in verbal and graphic presentations:

  a) Street traffic calming controls i.e. narrowing of Astoria Boulevard between 1st and 8th Streets

  b) The monitoring of construction traffic for safety and congestion

  c) Mass transit amenities i.e. Comfort Station for the Bus Depot

  d) Waterfront amenities i.e. the open spaces, replace railing on the NYCHA esplanade, boardwalk design and the restoration of the Hallet Point playground

  e) Increase, upgrade and improve infrastructure including City services i.e. Police, Fire and Sanitation

- Developer to institute perpendicular parking on 27th Avenue

NYC PLANNING

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application # C 090484 ZMQ	Project Name: Halletts Point
CEQR Number: 09DCP084Q	Borough(s): Queens Community District Number(s): 1

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Please see attached and corresponding illustrative diagram.

Applicant(s):	Applicant's Representative:
Halletts A Development Company, LLC, c/o Lincoln Equities Group 301 Route 17 North, Rutherford, NJ 07070 New York City Housing Authority (NYCHA) 250 Broadway, 8th Floor, New York, NY 10007	Kenneth K. Fisher Cozen O'Connor 277 Park Avenue New York, NY 10022

Recommendation submitted by:
Queens Community Board 1

Date of public hearing: 4/21/13 Location: ASTORIA WORLD MANOR 25-22 Astoria Blvd, 11102

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 4/21/13 Location: SAME as above

RECOMMENDATION

(See attached)

[ ] Approve
[ ] Disapprove
[X] Approve With Modifications/Conditions
[ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary. (see attached)

Voting

In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50

Name of CB/BB officer completing this form	Title	Date
Vinecio Donatyeh	Chair	4/23/13

CD 01 **C 090484 ZMQ**

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2nd Street, 26th Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;

2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26th Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;

3. changing from an M1-1 District to an R7-3 District property bounded 26th Avenue and its westerly centerline prolongation, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

4. establishing within a former Park** an R6 District property bounded by the westerly street line of 1st Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park, and the easterly prolongation of a northerly boundary line of a Park;

5. establishing within an R6 District a C1-4 District bounded by:

    a. 27th Avenue, 8th Street, a line 150 feet southerly of 27th Avenue, and 1st Street; and

    b. Astoria Boulevard, the terminus of the Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of the of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1st Street (straight line portion); and

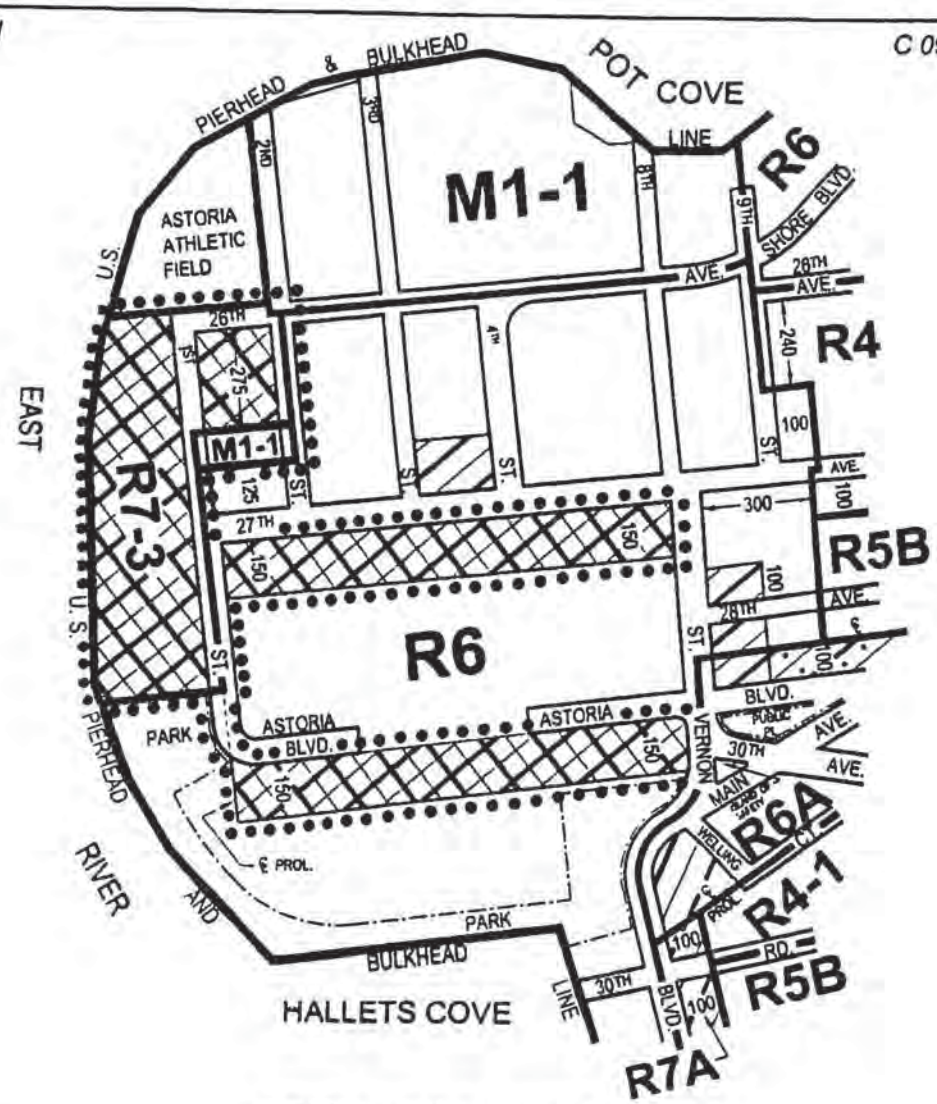
6. establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation 1st Street, 26th Avenue, 2nd Street, a line 275 feet southerly of 26th Avenue, 1st Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

**Note: A portion of a Park westerly of the intersection of 1st Street and Astoria Boulevard is proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

C.D. 01

C 090484 ZMQ



CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

9a

BOROUGH OF

QUEENS

New York, Certification Date
APRIL 22, 2013

J. Miraglia, Director
Technical Review Division

SCALE IN FEET

400 0 400

NOTE:

Indicates Zoning District Boundary.

The area enclosed by the dotted line is proposed to be rezoned by changing an R6 District to an M1-1 District, and M1-1 District to R6 and R7-3 Districts, and by establishing C1-4 Districts within exisitng and proposed R6 and R7-3 Districts.

Indicates a C1-3 District.

Indicates a C1-4 District.

Indicates a C2-3 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.
THIS DIAGRAM REFLECTS PROPOSED CHANGES IN THE CITY MAP

NYCPLANNING

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130068 MMQ**	Project Name: **Halletts Point Mapping**
CEQR Number: 09DCP084Q	Borough(s): Queens Community District Number(s): 1

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC, New York City Housing Authority (NYCHA), and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street;
- the establishment of a park between 2nd Street and 26th Avenue and the U.S. Pierhead and Bulkhead Line;
- the elimination of a portion of park west of 1st Street and south of 27th Avenue;
- the elimination, discontinuance and closing of 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a street easement; and
- the adjustment of grades and block dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in the Borough of Queens, Community District 1, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

Applicant(s):	Applicant's Representative:
Halletts A Development Company, LLC c/o Lincoln Equities Group 301 Rte. 17 North, Rutherford, NJ 07070 NYCHA - 250 Broadway, 8th Flr, New York, NY 10007 NYC Dept. of Parks and Recreation The Arsenal, Central Park, 830 Fifth Avenue, New York, NY 10065	Kenneth K. Fisher Cozen O'Connor 277 Park Avenue New York, NY 10022

Recommendation submitted by:
Queens Community Board 1

Date of public hearing: 4/21/13 Location: Astoria World Manor 25-22 Astoria Blvd, 11106

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 4/21/13 Location: Same as above

RECOMMENDATION See attached

[ ] Approve
[X] Approve With Modifications/Conditions
[ ] Disapprove
[ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

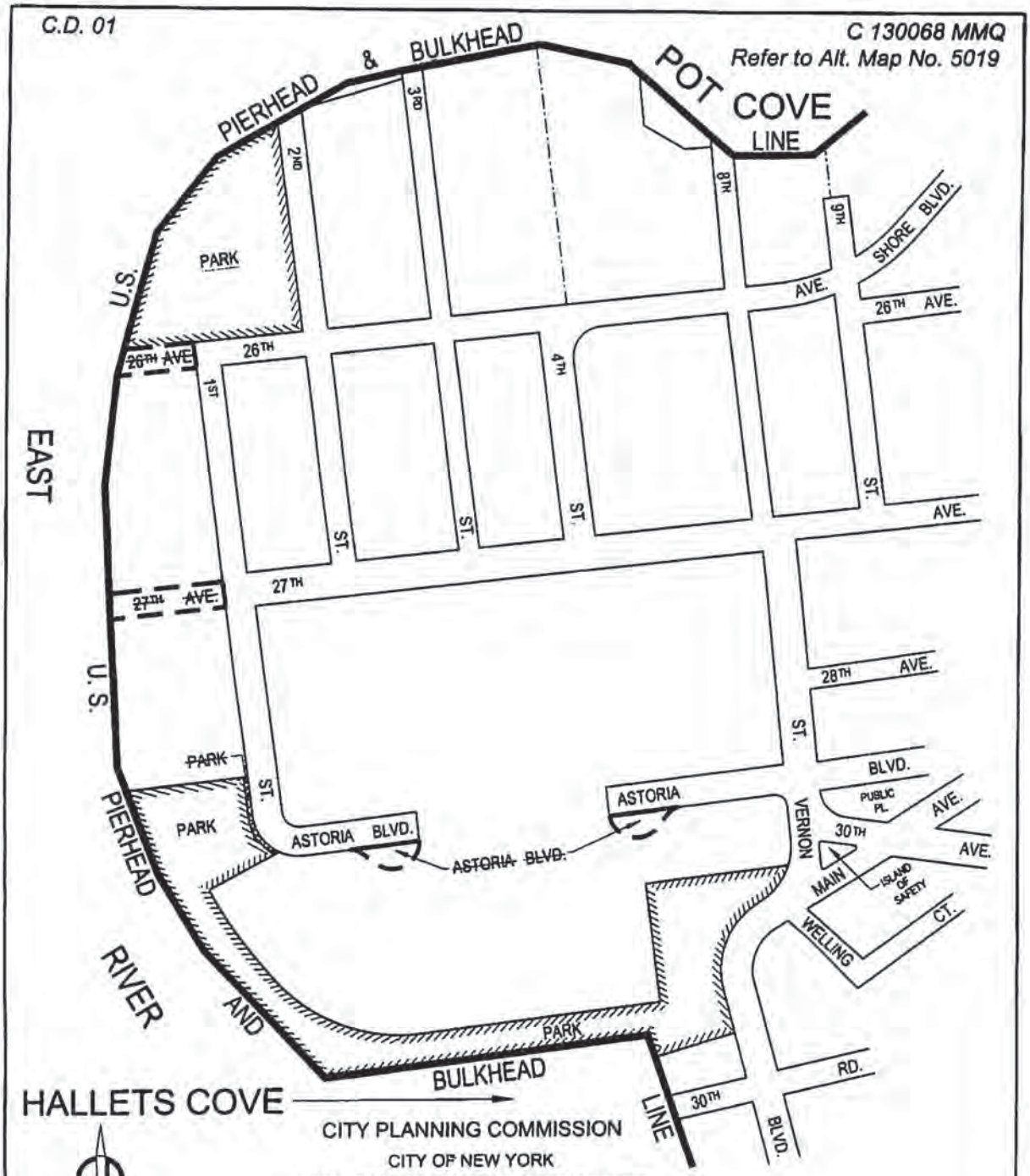
Voting

In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50

Name of CB/BB officer completing this form	Title	Date
Vinicio Donato/eh	Chair	4/23/13

C.D. 01

C 130068 MMQ
Refer to Alt. Map No. 5019



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
9a

New York, Certification Date
APRIL 22, 2013

BOROUGH OF
QUEENS

SCALE IN FEET
300 0 300

I. Sadko, P.E.
Chief Engineer

NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- Indicates line of street proposed to be eliminated.
- Indicates Park line heretofore established and hereby retained.
- Indicates Park line hereby established.
- Indicates Park line heretofore established and hereby eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

NYC PLANNING

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application # **C 130244 ZSQ**	Project Name **Halletts Point**
CEQR Number 09DCP084Q	Borough(s) Queens Community District Number(s) 1

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description

Please see attached docket.

Applicant(s):	Applicant's Representative:
Halletts A Development Company, LLC, c/o Lincoln Equities Group 301 Route 17 North, Rutherford, NJ 07070 New York City Housing Authority (NYCHA) 250 Broadway, 8th Floor, New York, NY 10007	Kenneth K. Fisher Cozen O'Connor 277 Park Avenue New York, NY 10022

Recommendation submitted by:

Queens Community Board 1

Date of public hearing: 4/21/13 Location: Astoria World MANOR 25-22 Astoria Blvd., 11106

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 4/21/13 Location: Same as above

RECOMMENDATION

- [ ] Approve
- [ ] Disapprove
- [X] Approve With Modifications/Conditions
- [ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50

Name of CB/BB officer completing this form	Title	Date
Vinicio Donato, Jr	Chair	4/23/13

CD 01

C 130244 ZSQ

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify initial setback distance, the maximum base height, the maximum building height, the floor area distribution, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (Developments on land and platforms), and to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), in connection with a proposed mixed use development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue**, 27th Avenue**, Astoria Boulevard**, & Park), in R6***, R6/C1-4*** and R7-3/C1-4*** Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1.

**Note: Portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park are proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

***Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts and demapped Park to R6/C1-4 and R7-3/C1-4 Districts under a concurrent related application C 090484 ZMQ.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

NYCPLANNING

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 090486 ZSQ**	Project Name: **Halletts Point**
CEQR Number: 09DCP084Q	Borough(s): Queens Community District Number(s): 1

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

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   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

Please see attached docket.

Applicant(s): Halletts A Development Company, LLC c/o Lincoln Equities Group 301 Route 17 North, Rutherford, NJ 07070	Applicant's Representative: Kenneth K. Fisher Cozen O'Connor 277 Park Avenue New York, NY 10022

Recommendation submitted by:

Queens Community Board 1

Date of public hearing: 4/21/13 Location: Astoria World Manor 25-22 Astoria Blvd, 11106

Was a quorum present? YES [X] NO [ ]

A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote: 4/21/13 Location: Same as above

RECOMMENDATION

[ ] Approve

[X] Approve With Modifications/Conditions (See attached)

[ ] Disapprove

[ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 50

Name of CB/BB officer completing this form	Title	Date
Vincio Donato	Chair	4/23/13

CD 01 **C 090486 ZSQ**

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;

2. Section 74-743(a)(2) - to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 35-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (Developments on land and platforms); and

3. Section 74-743(a)(11)* - to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

in connection with a proposed mixed use development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue**, 27th Avenue**, Astoria Boulevard**, & Park), in R6***, R6/C1-4*** and R7-3/C1-4*** Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1.

*Note: A zoning text amendment is proposed to modify Section 74-743 under a concurrent related application C 090485 ZRQ.

**Note: Portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park are proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

***Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts and demapped Park to R6/C1-4 and R7-3/C1-4 Districts under a concurrent related application C 090484 ZMQ.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

TESTIMONY OF JOHN C. NAPOLITANO
DIRECTOR OF COMMUNITY DEVELOPMENT & PLANNING FOR HANAC, INC.
WEDNESDAY, JULY 10, 2013

Dear Chairman Burden and fellow Commissioners:

my name is John Napolitano.
On behalf of John Kaiteris and our team at HANAC, I am here to voice our support of the rezoning application being presented by Lincoln Equities for voting by the Commission.
At HANAC, I currently serve as its Director of Community Development & Planning.

For those who are not familiar of us, HANAC was founded as a nonprofit in 1972 in Astoria, New York. HANAC has since become one of New York City's largest city-based social service organizations, touching the lives of over 25,000 individuals with a wide range of programs and services; most of them still in Queens. For the past 20 years, HANAC has played an ever-expanding role as a supportive housing developer in the City of New York. HANAC now owns and operates three (3) full service senior residences that consist of 350 units in Astoria – all within 1 mile of the Hallet's Cove Community. (Two out of the three of our residential buildings were developed utilizing the financial support of the HUD 202 Program.)

HANAC is committed to expanding and improving upon the services it provides to senior citizens residing in Queens County, where approximately 30% of New York City's elderly reside.
Given the demographics relative to the aging in Queens, affordable housing is becoming an even larger critical need moving forward. Evidenced by the sizable affordable housing component of this proposal, this is welcome news to the Astoria Community, which sadly experienced a loss of 3,490 units of rental housing affordable up to 80 percent AMI between 2008 and 2011 - as supported by the 2011 Housing and Vacancy Survey. As we have become familiar with the rezoning plan and are aware of the project scope, we stand before you to urge the Commission to support this application.

I thank you for the opportunity to testify and for your consideration in this matter.

John Napolitano 7/10/13

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

JUL 23 2013

Mr. Robert Dobruskin
Department of City Planning
Environmental Assessment and Review Division
22 Reade Street, 4E
New York, New York 10007

Dear Mr. Dobruskin:

In accordance with our responsibilities under the National Environmental Policy Act (NEPA) and Section 309 of the Clean Air Act, the U.S. Environmental Protection Agency (EPA) has reviewed the Halletts Point Rezoning Draft Environmental Impact Statement (DEIS), CEQ #20130142. Please find our comments below.

BACKGROUND

The DEIS was prepared by the New York City Planning Commission who is serving as the lead agency for this project. The "Applicant" is Halletts A Development Company, LLC. The Applicant is requesting discretionary approvals that will allow for mixed-use development along the East River in Halletts Point, Astoria, Queens. The New York City Housing Authority (NYCHA) is the co-applicant for a portion of the discretionary approvals being sought.

The development project includes eight building sites, all of which are new construction. Seven of the buildings would be developed as part of the Applicant's proposal. Buildings 1 – 5 are being sited along the East River waterfront and buildings 6 and 7 will be sited on the Astoria House campus, on land sold to the Applicant by NYCHA. Building 8 would not be developed by the applicant but is being included in the DEIS to facilitate development at a future time. It is expected that Building 8 would be developed in the future by an entity designated by NYCHA as a result of a future request for proposals.

Approximately 2.35 acres of publicly accessible waterfront open space would be created, including a waterfront esplanade which would run the length of the site's waterfront. The esplanade would connect Halletts Cove Playground on the south to Whitey Ford Field on the north, creating a continuous view corridor between the existing open spaces.

The purpose of the proposed project is to create market rate and affordable housing units, ground-level retail space and publicly accessible waterfront open space. One of the stated goals of the project is to transform a largely underutilized waterfront property into a "new, enliven mixed-use development." The project will support the city's efforts to provide additional market rate and affordable housing.

COMMENTS

EPA believes that the proposed project, on the whole, will add value by: increasing affordable housing availability; increasing market-rate housing availability; enhancing usage of the waterfront property via the planned esplanade; enhancing retail availability including a supermarket; and by the general enhancement of an underutilized waterfront property. There are a number of ways in which the DEIS can be enhanced as an analytical document and ways in which the project itself can be enhanced to create a truly mixed-use, mixed-socioeconomic community which are discussed below.

Tree Planting Waiver

Page 1-12 of the DEIS states that "the Applicant intends to request a Mayoral Override to waive part of the street tree planting requirements applicable to the proposed project. Under the street tree planting requirements of the Zoning Resolution, street trees would need to be planted along all street frontages of the affected zoning lots. The proposed Mayoral Override would permit trees to be planted only along street frontages adjacent to areas affected by the proposed project." Page 2 – 8 of the DEIS justifies the decision to apply for the Override by stating that "These additional tress would not materially affect any of the EIS analysis." EPA disagrees with the decision to request the Mayoral Override and with the assertion that the elimination of the requirement would not affect the EIS analysis.

Increasing the amount of street trees within the Large Scale General Development Area (LSGDA) would help mitigate a number of the impacts associated with the project including air pollution from the construction phase of the project as well as emissions associated with the expected increase in traffic once the project is completed. Trees function as carbon sinks and will reduce the increase CO2 levels expected from increased traffic, thus reducing greenhouse effects associated with the project. Tree roots absorb more storm water than shallow-rooted grass so the trees would result in a reduction in storm water runoff into the East River. Trees save energy and reduce urban heat island effects. The placement of the trees associated with this project would be especially effective at cooling the project area since they would be planted along the street and provide extra shade along the dark, hard road surface, thus reducing the landscape heat load and lowering energy bills associated with cooling in the surrounding buildings. The trees can also help address the noise impacts from the project due to their natural noise absorbing and blocking qualities. Lastly, a continuous path of same-age trees being planted around both the new development area and continuing without interruption along the circumference of the Astoria Housing campus will provide visual continuity between the two development areas, thus more effectively linking them visually and, hopefully, functionally as well.

Low Impact Development

Throughout the DEIS there is a segmented and superficial discussion of stormwater reduction techniques that may be implemented in the development area. A consolidated section addressing stormwater reduction techniques and specifically Low Impact Development (LID) should be included in the Final EIS.

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing impervious surfaces to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.

There are many practices that can be employed to adhere to these principles which could be integrated throughout the project area that would be functional and enhance the visual landscape simultaneously. Examples include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. Many LID techniques have the added benefit of making previously underutilized space more accessible. For example, integrating LID techniques on the building rooftops helps offset the impacts from the impervious footprint of the buildings while potentially increasing open space for the residents of the seven buildings. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas, lessens the stormwater flow into the East River, and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions.

Endangered Species and Essential Fish Habitat

The DEIS does not demonstrate communication with the National Oceanic and Atmospheric Administration (NOAA). The lead agency for the project is responsible for ensuring that they have addressed potential impacts to any threatened or endangered species in the East River as a result of the project. A concurrence letter or a Section 10 "No Effect" determination should be made and documented in order to ensure compliance with the Endangered Species Act. Likewise, the lead agency should communicate with NOAA to determine whether or not an Essential Fish Habitat assessment is warranted.

Environmental Justice and Urban Integration

The DEIS contains a misstatement of Executive Order 12898, which, beyond ensuring "greater public participation by low-income and minority populations in the decision-making process" as the DEIS would have the reader believe, actually requires "each Federal agency [to] make achieving environmental justice part of its mission *by identifying and addressing*, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations..." (Italics added for emphasis). Moreover, CEQ's guidance requires that "[a]gencies should recognize that the impacts within minority populations, low-income populations, or Indian tribes may be different from impacts on the general population due to a community's distinct cultural practices." Both the Executive Order and the CEQ guidance anticipate a thorough examination of the environmental impacts of a project on vulnerable populations. The Environmental Justice (EJ) analysis should go beyond a cursory statement, as is the case with the DEIS, that the impacts on these populations are no different from the non-minority populations. The health profile of current Halletts Point residents suggests they possess special vulnerabilities not displayed by the general population of Queens County.

First, area residents exhibit high rates of diabetes, obesity, overweight concerns, and other negative health outcomes associated with lack of exercise; this makes Halletts Point residents especially vulnerable to lack of open space. The proposed project, during both its construction and built period, will significantly reduce the availability and accessibility of open space, especially for active recreation, in the project area. While the DEIS describes mitigation actions to preserve some open space for passive recreation and viewing, open space for active recreation impacts remain unmitigated.

Second, in low-income and minority areas within Halletts Point, the childhood asthma hospitalization rate is as high as 42.9, compared to Queens County's average rate of 33.7 per 10,000 people (Data from New York State Department of Health). The high rates of childhood asthma hospitalization make Halletts Point minority and low-income residents uniquely vulnerable to the impacts of increased traffic congestion and construction air pollution.

Third, because of the health issues herein discussed, Halletts Point residents are also more vulnerable than the general population to construction-related traffic congestion and public safety barriers to accessing neighborhood services such as health and food.

In addition to the health and open space concerns associated with the development project, EPA is concerned that the current development plans will not achieve a sufficient level of urban integration between the new construction and the existing Astoria House campus as is indicated in the DEIS. The development of new, high-end market rate housing next to a NYCHA housing complex is a formula which has occurred in a number of other locations throughout New York City, such as Trump City and Long Island City. In both instances, an underutilized urban space was converted into market rate housing complexes with a variety of associated residential resources as well as enhanced open spaces. In both of those instances, as we expect to occur here, the current and low-income residents of the area do not, in practice, reap the full benefit of the enhanced resources because the new developments do not foster a sense of inclusion. The new development areas do not welcome and include the existing residents. Therefore, EPA feels that steps should be taken to reduce the probability that the same pattern will be followed for this project. Specifically, on a visual level, the spaces should be united. EPA believes that expanding the boardwalk around the Astoria House campus to Vernon Boulevard would visually link the two areas and enhance the flow of pedestrian traffic thus creating a more functionally integrated space.

As a result of the adverse impacts from the reduction in open space, the applicant has been working with the city to establish measures to help mitigate the impacts. EPA feels that mitigation efforts should have the goal of creating a single community within Halletts Point that encourages pedestrian traffic between the Astoria Housing campus and the new development area. This can be established through enhanced walking paths traversing the campuses, a continuation of the esplanade as discussed above, and the use of mandated street trees to link the project area. Additionally, mitigation actions should match the impact caused and the vulnerability of population impacted. NYCHA residents belong to a group of people who are generally much more susceptible to environmental impacts than the general population. The mitigation measures that have already been established since the publication of the DEIS should be included in the FEIS with a specific discussion of how the development will strive to integrate Halletts Point as a single community and address the specific recreational and health needs of the existing residents.

Greater detail should be provided in the Final EIS regarding the type of school that may be built. Similar development projects throughout the city have built schools that accept children by admission tests only and therefore are not necessarily utilized by the students living in the project area. Although there is no commitment regarding whether or not the school will be built, or what type of admission

practices will be in place, a discussion of the various options and their implications to the local community should be included in the FEIS.

Public Meetings
The DEIS states that community meetings were held where local residents had the opportunity to voice their concerns for the project and where ever possible, those concerns were addressed through project modifications. The concerns raised, as well as any correlating solutions, should be included in the FEIS.

Children's Health
In addition to the further enhancement of the DEIS in the above mentioned topics relating to children's health including asthma, open space, tree planting and traffic implications on air pollution, EPA would like to emphasize that Executive Order 13045 on Children's Health and Safety directs each Federal agency, to the extent permitted by law and appropriate, to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children, and to ensure that its policies, programs, activities, and standards address these risks. Analysis and disclosure of these potential effects under NEPA is necessary because some physiological and behavioral traits of children render them more susceptible and vulnerable than adults to environmental health and safety risks. Children may have higher exposure levels to contaminants because they generally eat more food, drink more water, and have higher inhalation rates relative to their body size. Also, children's normal activities, such as putting their hands in their mouths or playing on the ground, can result in higher exposures to contaminants as compared with adults. In addition, a child's neurological, immunological, digestive, and other bodily systems are also potentially more susceptible to exposure-related health effects. It has been well established that lower levels of exposure can have negative toxicological effects in children as compared to adults, and childhood exposure to contaminants can have long-term negative health effects. The DEIS did not include a dedicated section addressing Children's Health, nor was the relevant information sufficiently included throughout the document. A dedicated Children's Health section should be included in the FEIS and the evaluation included should be of greater scope and detail than that which was included in the DEIS.

Supplemental EIS for Significant Impacts
The DEIS has a number of significant components that have not been finalized such as whether or not a school will be built on the Astoria House campus and whether or not Building 8 will be built. Since both actions are significant in size and potential impact, EPA encourages the applicant to create a supplemental EIS when and if those projects or any other related project that is part of the Halletts Point Large Scale Development Area that may have significant impacts, come to fruition.

RATING

Thank you for the opportunity to comment on the DEIS for the Halletts Point Rezoning. EPA rates the DEIS an EC-2 or "Environmental Concerns -2." Our comments on the DEIS contained in this letter are intended to help the City Planning Commission and NYCHA provide useful information that will

ultimately inform local, state and federal decision-making and review related to land use and impacts. Should you have any questions regarding the comments and concerns detailed in this letter, please feel free to contact Stephanie Lamster of my staff at 212-637-3465.

Sincerely,

Judy-Ann Mitchell, Chief
Sustainability and Multimedia Programs Branch
Clean Air and Sustainability Division