



Legislation Text

File #: Res 1480-2008, Version: \*

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1480

Resolution approving the decision of the City Planning Commission on ULURP No. C 070175 ZSQ (L.U. No. 753), for the grant of a special permit pursuant to Sections 78-351, 78-352 and 78-353 of the Zoning Resolution of the City of New York to facilitate large scale residential development at the northwest corner of the intersection of 14<sup>th</sup> Avenue and 115<sup>th</sup> Street (Block 4035, Lot 1) in an R4 District, Borough of Queens.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on May 12, 2008 its decision dated April 23, 2008 (the "Decision") on the application submitted by College Point Holdings I, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant the following Sections of the Zoning Resolution of the City of New York:

- 1) Section 78-351 (Common open space and good site plan) to modify the allowed residential floor area to 1.0 and open space ratio to 66.5;
- 2) Section 78-352 (Bonus for community facility space) to modify the permitted residential floor area to 1.15 and open space ratio to 54.7; and
- 3) Section 78-353 (Bonus for enclosed parking) to increase 0.25 to the permitted residential floor area and decrease 14.5 to the open space ratio over the amount earned by other provisions of Section 78-35;

to facilitate the development of a 100-unit large scale residential development located at the northwest corner of the intersection of 14<sup>th</sup> Avenue and 115<sup>th</sup> Street (Block 4035, Lot 1), in an R4 District (ULURP No. C 070175 ZSQ), Community District 7, Borough of Queens (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 060287 MMQ (L.U. No. 751), an amendment to the City Map involving the elimination, discontinuance and closing of portion of 115<sup>th</sup> Street north of 14<sup>th</sup> Avenue; C 070174 ZMQ (L.U. No. 752), a Zoning Map amendment changing an M1-1 District to an R4 District, property bounded by a line 350 feet northerly of 14<sup>th</sup> Avenue, the former centerline of 115<sup>th</sup> Street, 14<sup>th</sup> Avenue and a line 240 feet westerly of 115<sup>th</sup> Street;; and C 070178 ZSQ (L.U. No. 754), a special permit pursuant to Section 78-321(d) to modify the requirements of Section 23-631(b) (Height and setback in R1, R2, R3, R4 and R5 Districts) to allow street wall heights and building height to exceed 25 feet and 35 feet respectively, in the periphery, of a large scale residential development;

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

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 78-34 of the Zoning Resolution of the City of New York;

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

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on December 3, 2007 (CEQR No. 06DCP070Q);

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

The Council finds that the action described herein will have no significant effect on the environment.

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

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on June 12, 2008, on file in this office.

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City Clerk, Clerk of The Council