

FOR CONSIDERATION
March 26, 2010

TO: Directors

FROM: Dennis M. Mullen

DATE: March 25, 2010

SUBJECT: Queens West Development Corporation
Amendment to the General Project Plan – Parcel 4 Lot Lines

REQUEST: Approval of Proposed Modification to the General Project Plan for Stage 2 (Parcel 4); Adoption of the Proposed Modification; and Authorization to Take Related Actions.

BACKGROUND:

On February 28, 2001, the Queens West Development Corporation (“QWDC”) designated Rockrose Development Corp. (“Rockrose”) to develop Stage 2 (Parcels 1-7) of the Queens West project (the “Project”). Since that time, Rockrose has worked with QWDC staff to develop the design of the Stage 2 buildings. Rockrose has completed construction of three buildings in Stage 2, on Parcels 5, 6 and 7, and the buildings on the remaining Parcels 1, 2, 3, and 4 are in varying stages of design. TF Cornerstone (“Cornerstone”) has succeeded Rockrose as the developer of the residential building on Parcel 4 (the “Parcel 4 Residential Building”); Parcel 4 will also include a public school to be constructed by the New York City School Construction Authority. Cornerstone and its architects, Arquitectonica, have finalized the design of the Parcel 4 Residential Building with the assistance of the QWDC staff and are ready to start construction.

PROPOSED GPP MODIFICATION, STAGE 2, PARCEL 4

Cornerstone is requesting that the GPP be amended to add the following sentence at the end of the definition of Lot Line in Section VI.C.2:

“Notwithstanding the illustrations on the Bulk Controls diagrams (Attachments 4a & b), the Lot Line of Parcel 4 shall be deemed to surround a lot consisting of the adjacent ballfield park and all of Parcel 4.”

QWDC AND ESDC STAFF RECOMMENDATIONS

QWDC staff have reviewed the requested modification and determined that it is a minor modification that would enable the construction of the Parcel 4 Residential Building as envisioned by the GPP and as designed by Arquitectonica in consultation with ESDC’s Design and Construction staff. The proposed modification would assist the Department of Buildings in determining that the Parcel 4 Residential Building satisfies the light and air requirements of the New York State Multiple Dwelling Law, without any changes to the design of the Parcel 4 Residential Building or any other buildings in the Project.

At its March 4, 2010 meeting, QWDC Board of Directors voted to recommend that the ESD Directors approve this amendment.

ENVIRONMENTAL REVIEW

ESDC staff, on behalf of QWDC, has determined that the requested amendment to the GPP does not result in any effect on the environment that has not already been addressed in prior environmental assessments and determinations regarding the GPP. No further environmental review is required in connection with the requested action.

REQUESTED ACTION:

The ESDC Directors are requested to approve the proposed amendment to the GPP, and to adopt the proposed modification.

Attachments:

Resolution
GPP Land Use Plan

March 26, 2010

QUEENS WEST DEVELOPMENT CORPORATION – Approval of Proposed Modification to the General Project Plan for Stage 2 (Parcel 4); Adoption of the Proposed Modification; and Authorization to Take Related Actions

BE IT RESOLVED, that, based on the materials presented to this meeting, copies of which are hereby ordered filed with the records of the Corporation (the “Materials”), the Corporation hereby approves the proposed modification to the General Project Plan (GPP) relating to Stage 2; and be it further

RESOLVED, that ESDC be requested to amend the GPP consistent with the proposed modification set forth in the Materials; and be it further

RESOLVED, that the Chairman and Chief Executive Officer-Designate of the Corporation or his or her designee(s) be, and each of them hereby is, authorized to take such action or execute such agreements as he or she may consider necessary or appropriate to effectuate the foregoing resolutions.