



IN THE MATTER OF an application submitted by Woodside Equities, LLC. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 2.

This application (N 180155 ZRQ) for a zoning text amendment was filed by Woodside Equities, LLC on December 1, 2017, in conjunction with an application for a zoning map amendment (C 180154 ZMQ). The applicant seeks designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the construction of an eight-story mixed-use building located on the eastern side of 52nd Street between Roosevelt Avenue and Queens Boulevard in the Woodside neighborhood of Queens, Community District 2.

RELATED ACTION

In addition to the zoning text amendment (N 180155 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 180154 ZMQ Zoning map amendment to change an R5B district to R7A/C2-3.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 180154 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 180155 ZRQ), in conjunction with the application for the related action (C 180154 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is 18DCP020Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180154 ZMQ)

PUBLIC REVIEW

On October 15, 2019, this application (N 180155 ZRQ) was duly referred to Queens Community Board 2 and the Queens Borough President in accordance with the procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 180154 ZMQ), which was certified as complete on October 15, 2019, and was duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 2 held a public hearing on this application (C 180155 ZRQ) on November 7, 2019, and on that date, by a vote of 18 in favor, 11 opposed and with none abstaining, adopted a resolution recommending approval of the application with conditions. A summary of the vote and recommendation appears in the report for the related zoning map amendment (C 180154 ZMQ).

Borough President Recommendation

The Queens Borough President did not hold a public hearing on this application (N 180155 ZRQ) or issue a recommendation.

City Planning Commission Public Hearing

On January 8, 2020 (Calendar No. 8), the CPC scheduled January 22, 2020, for a public hearing on this application (N 180155 ZRQ), in conjunction with the related application for a zoning map amendment (C 180154 ZMQ). The hearing was duly held on January 22, 2020 (Calendar No. 29). Two speakers testified in favor of the application and none in opposition, and the hearing was closed. A summary of the public hearing appears in the report for the related zoning map amendment (C 180154 ZMQ).

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 180155 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 180154 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 180154 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within ## is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

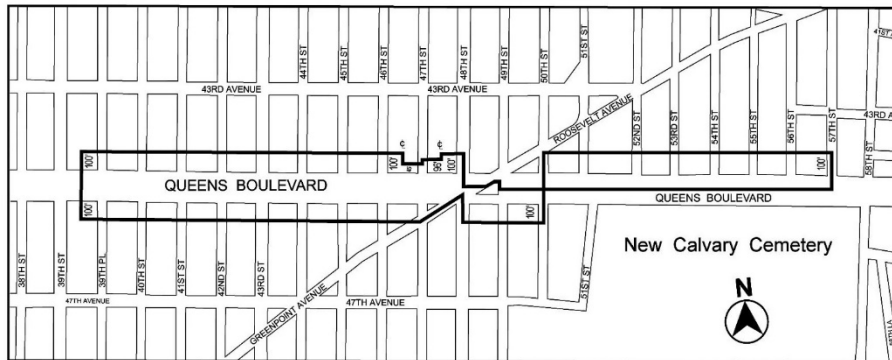
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Queens Community District 2

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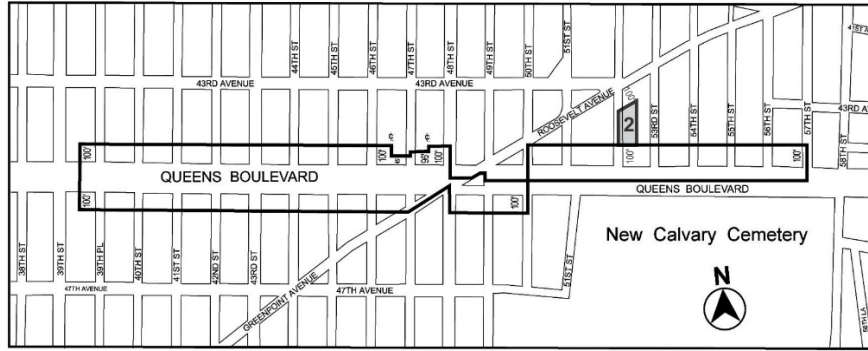
Map 2 – [date of adoption]

[EXISTING MAP]



 *Inclusionary Housing designated area*

[PROPOSED MAP]



Inclusionary Housing designated area



Mandatory Inclusionary Housing Area (MIHA) - see Section 23-154(d)(3)

Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2, Queens

* * *

The above resolution (N 180155 ZRQ), duly adopted, by the City Planning Commission on February 19, 2020 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,

Commissioners



Melinda Katz
Queens Borough President

Community Board No. 2

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Denise Keehan-Smith
Chairwoman

Debra Markell Kleinert
District Manager

November 8, 2019

Ms. Marisa Lago
Director
Department of City Planning
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

RE: DCP - ULURP Project Application, 52nd Street Rezoning
CEQR No. 180154ZMLQ

Dear Ms. Lago:

On November 7, 2019 Community Board 2 held a public hearing concerning the DCP ULURP Project Application 52nd Street Rezoning, CEQR No. 180154ZMLQ.

At that meeting with a quorum present a motion was made and seconded to approve the application for the 52nd Street Rezoning with the following stipulations to include:

- 60 residential apartments
- 43 parking spaces
- 5000 square feet of usable community facility space
- 4000 square feet for retail
- Green roof
- MIH Option 1
- Recommendation to employ prevailing wage jobs for construction and building service workers
- Recommendation to lease community facility space to a not for profit organization at a below market rate or a school.

The vote was 18 in favor, 11 opposed, and 0 abstentions.

If you have any questions, please contact CB 2.

Sincerely,



Debra Markell Kleinert
District Manager

DMK/mag

cc: Honorable Alexandria Ocasio-Cortez, US Congress
Honorable Carolyn B. Maloney, US Congress
Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Brian Barnwell, NYS Assembly
Honorable Michael DenDekker, NYS Assembly
Honorable Catherine T. Nolan, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Jimmy Van Bramer NYC Council Member
Honorable Daniel Dromm, NYC Council Member
Honorable Melinda Katz, Queens Borough President of the Borough of Queens
Honorable Sharon Lee, Deputy Borough President
Irving Poy, Queens Borough President's Office
John Young, Department of City Planning
Alexis Wheeler, Department of City Planning
John Perricone, Queens Borough President's Office
Richard Lobel, Sheldon Lobel, P.C.
Denise Keehan-Smith, Chairwoman, CB 2
Lisa Deller, Chair, Land Use Committee

DCP ULURP Project Application – 52nd Street Rezoning CEQR No 180154ZMQ