



October 7, 2020 / Calendar No. 4

N 200104 ZRQ

IN THE MATTER OF an application submitted by Tuchman Associates, 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 4.

This application for an amendment to the Zoning Resolution was filed on September 11, 2019 by Tuchman Associates, LLC in conjunction with the related application for a zoning map amendment. The applicant seeks to designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the development of a new building with community facility and residential uses at 110-40 Saultell Avenue in the Corona neighborhood of Queens, Community District 4.

RELATED ACTION

In addition to the proposed zoning text amendment (N 200104 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 200103 ZMQ Zoning map amendment to change an R6B zoning district to an R6 zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 200103 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 200104 ZRQ), in conjunction with the related application for a zoning map amendment (C 200103 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 designated CEQR number is 20DCP010Q. The lead agency is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200103 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 200104 ZRQ) was duly referred to Queens Community Board 4 and the Queens Borough President on December 16, 2019, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 200103 ZMQ), which was certified as complete by the Department of City Planning 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 4 held a public hearing on this application (N 200103 ZRQ) on February 11, 2020 and on that date, adopted a resolution recommending disapproval of the application. A summary of the vote and recommendation of Community Board 4 appears in the report for the related zoning map amendment action (C 200103 ZMQ).

Borough President Recommendation

This application (N 200104 ZRQ) was considered by the Queens Borough President who issued a recommendation to disapprove the application on February 23, 2020.

City Planning Commission Public Hearing

On August 19, 2020 (Calendar No. 6), the City Planning Commission scheduled a public hearing on this application (N 200104 ZRQ), in conjunction with the related application for an

amendment to the zoning map (C 200103 ZMQ). The hearing was duly held on September 2, 2020 (Calendar No. 14). There were four speakers in favor of the application as described in the report for the related action (C 200103 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200104 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 200103 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 200103 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

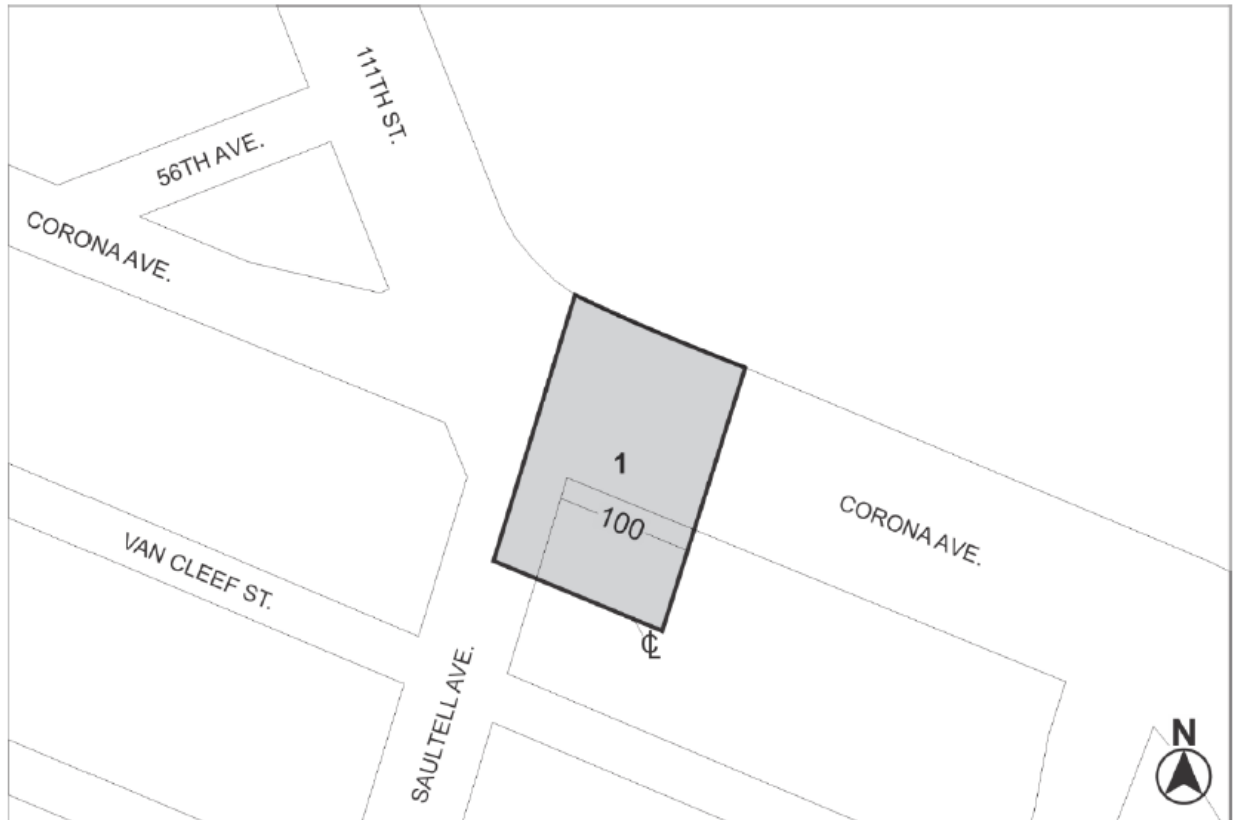
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QUEENS

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Queens Community District 4

Map 1 - [date of adoption]



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

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

Portion of Community District 4, Queens

* * *

The above resolution (N 200104 ZRQ), duly adopted by the City Planning Commission on October 7, 2020 (Calendar No. 4), 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*

DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ.,

ALFRED C. CERULLO, III, MICHELLE de la UZ, JOSEPH DOUEK,

RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARÍN, LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*