



CITY PLANNING COMMISSION

September 22, 2021/Calendar No. 27

N 210026 ZRQ

IN THE MATTER OF an application submitted by 11 St & Broadway 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 provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, in the Borough of Queens, Community District 1.

This application for an amendment of the Zoning Resolution of the City of New York was filed on November 25, 2020 by 11th St & Broadway LLC to modify Article XII, Chapter 3 (Special Mixed Use District) and Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing areas), in conjunction with the related application for a zoning map amendment (C 210025 ZMQ). Together, these actions would facilitate the development of a seven-story mixed use building containing 205 residential units and ground floor industrial and commercial space at 11-01 33rd Avenue (Block 316, Lots 1 and 13), in the Ravenswood neighborhood of Queens, Community District 1.

RELATED ACTIONS

In addition to the zoning text amendment (N 210026 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 210025 ZMQ Zoning map amendment to change an R5 zoning district to an M1-4/R7A zoning district and to map a Special Mixed Use District (MX-23)

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210025 ZMQ).

ENVIRONMENTAL REVIEW

The application (C 210026 ZRQ) was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and 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 City Planning Commission. The designated CEQR number is 21DCP022Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210025 ZMQ).

WATERFRONT REVITALIZATION PROGRAM

This application (N 210026 ZRQ) was reviewed by DCP for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, as approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 19-029.

This action was determined to be consistent with the policies of the WRP.

PUBLIC REVIEW

This application (N 210026 ZRQ) was duly referred to Queen Community Board 1 and the Queens Borough President on April 19, 2021 in accordance with the procedures for non-ULURP matters, along with the application for the related zoning map amendment (C 210025 ZMQ), which was certified as complete by the Department of City Planning on April 19, 2021 and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On May 18, 2021, Queens Community Board 1 held a public hearing on this application (N 210026 ZRQ) and the related application for a zoning map amendment (C 210025 ZMQ) and on that date, by a vote of 17 in favor and 14 opposed, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 210026 ZRQ) and the related action for a zoning map amendment (C 210025 ZMQ), and on August 4, 2021, issued a recommendation approving the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 210025 ZMQ).

City Planning Commission Public Hearing

On July 28, 2021 (Calendar No. 21), the City Planning Commission scheduled August 18, 2021 for a public hearing on this application (N 210026 ZRQ) and the related action for a zoning map amendment (C 210025 ZMQ). The hearing was duly held on August 18, 2021 (Calendar No. 53). Nine speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 210025 ZMQ).

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 210026 ZRQ), in conjunction with the related zoning map amendment (C 210025 ZMQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 210025 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 Sections 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City Of New York, effective as of December 16, 1961, and subsequently amended, 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

* * *

ARTICLE XII – Special Purpose Districts

* * *

Chapter 3 - Special Mixed Use District (MX-1), (MX-2), (MX-4), (MX-5), (MX-6), (MX-7), (MX-8), (MX-9), (MX-10), (MX-11), (MX-12), (MX-13), (MX-14), (MX-15), (MX-16), (MX-17), (MX-18), (MX-19), (MX-20) (MX-21) (MX-22) (MX-23)

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
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* * *

<u>MX 23 - Community District 1, Queens</u>	<u>R7A</u>
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123-90

Special Mixed Use Districts Specified

* * *

#Special Mixed Use District# - 23 [Date of Adoption]
Ravenswood, Queens

The #Special Mixed Use District#- 23 is established in Ravenswood in Queens as indicated on the #zoning maps#.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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QUEENS

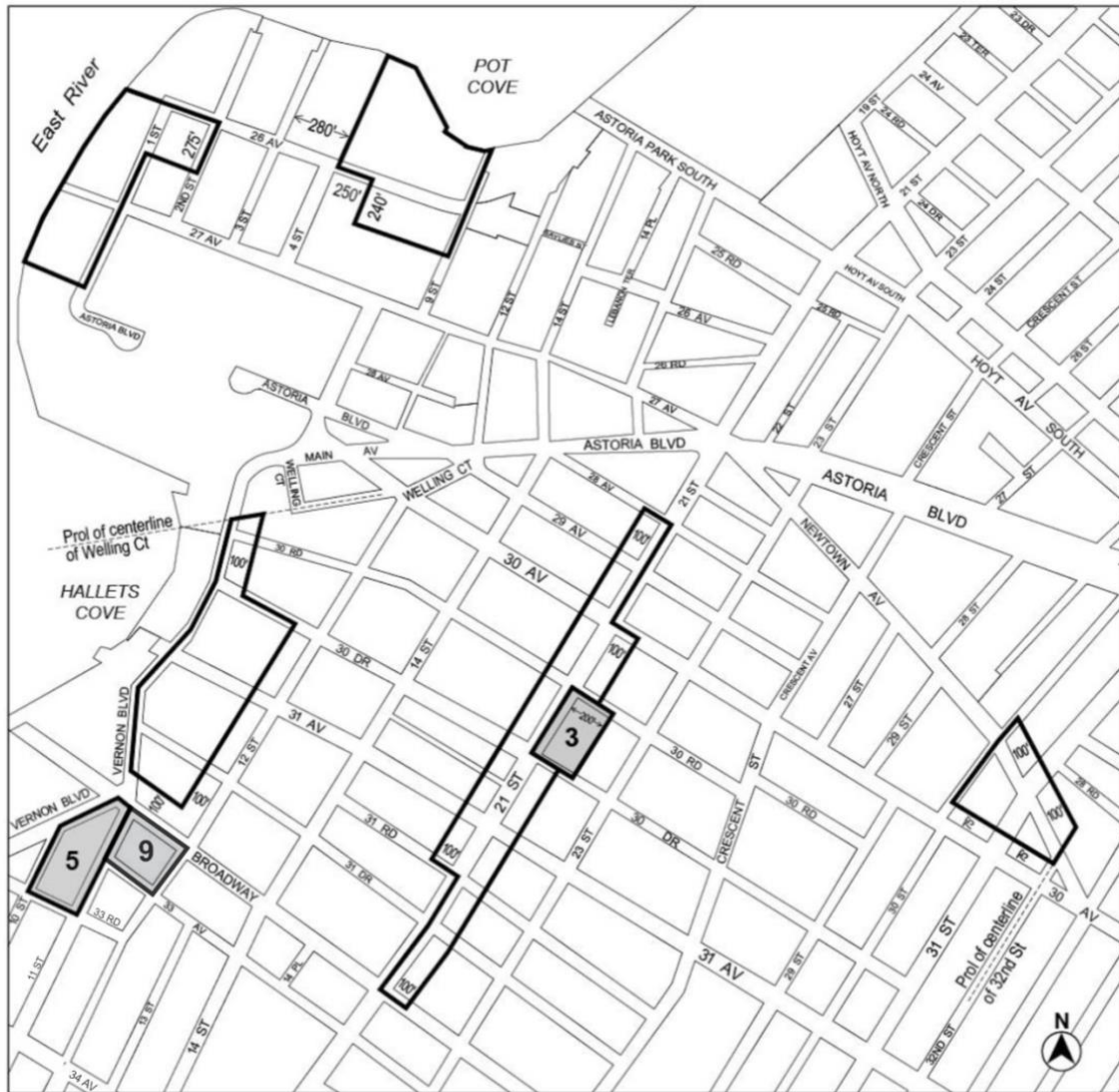
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Queens Community District 1

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Map 1 – [date of adoption]

Proposed Map



Portion of Community District 1, Queens

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The above resolution (N 210026 ZRQ), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 27), is filed with the Office of the Speaker, City Council,

and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

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

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III.,
JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*