



IN THE MATTER OF an application submitted by Cipico Construction, Inc. 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 1.

This application for a zoning text amendment was filed by Cipico Construction Inc. on April 16, 2019. The proposed zoning text amendment, along with its related actions, would facilitate a proposed large-scale general development on a full block bounded by Vernon Boulevard and Broadway to the north, 11th Street to the east, 33rd Road to the south and 10th Street to the west in Astoria, Queens Community District 1.

RELATED ACTION

In addition to the zoning text amendment (N 190151 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|---|
| C 100421 ZMQ | Zoning map amendment to change an R5 District to R6B and R7X/C1-3 districts. |
| C 190386 ZSQ | Special permit to Section 74-743 of the Zoning Resolution, to permit the distribution of total allowable floor area without regard for zoning lot lines and to modify the minimum base height requirements of Section 23-664. |

BACKGROUND

A full background discussion and description of this application appears in the report for the related special permit (C 190386 ZSQ).

ENVIRONMENTAL REVIEW

This application (N 190151 ZRQ), in conjunction with the related applications for a zoning map amendment (C 100421 ZMQ) and special permit (C 190386 ZSQ), 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 12DCP139Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related special permit (C 190386 ZSQ).

WATERFRONT REVITALIZATION PROGRAM

This application (C 100421 ZMQ) was reviewed by DCP for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, 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 14-006. This action was determined to be consistent with the policies of the WRP.

PUBLIC REVIEW

This application (N 190151 ZRQ) was referred for review and comment to Community Board 1 and the Queens Borough President on April 22, 2019 in accordance with the procedures for non-ULURP matters, along with the applications for the related actions (C 100421 ZMQ and C 190386 ZSQ), which were certified as complete by the Department of City Planning and 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 23, 2019, Queens Community Board 1 held a public hearing on this application (N 190151 ZRQ) and the related applications (C 100421 ZMQ) for a zoning map amendment (C 100421

ZMQ) and a special permit (C 190386 ZSQ), and on that date, voted 22 in favor, 2 opposed, and 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 190151 ZRQ) on June 13, 2019, and on July 19, 2019, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related special permit (C 190386 ZSQ).

City Planning Commission Public Hearing

On July 31, 2019 (Calendar No. 7), the City Planning Commission scheduled August 14, 2019 for a public hearing on this application (N 190151 ZRQ) and the application for the related actions (C 100421 ZMQ and C 190386 ZSQ). The hearing was duly held on August 19, 2019 (Calendar No. 58). Three speakers testified in favor of the application, as described in the report for the related special permit (C 190386 ZSQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 190151 ZRQ) in conjunction with the related applications for a zoning map amendment (C 100421 ZMQ) and a special permit (C 190386 ZSQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for a special permit application (C 190386 ZSQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

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 this

report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as 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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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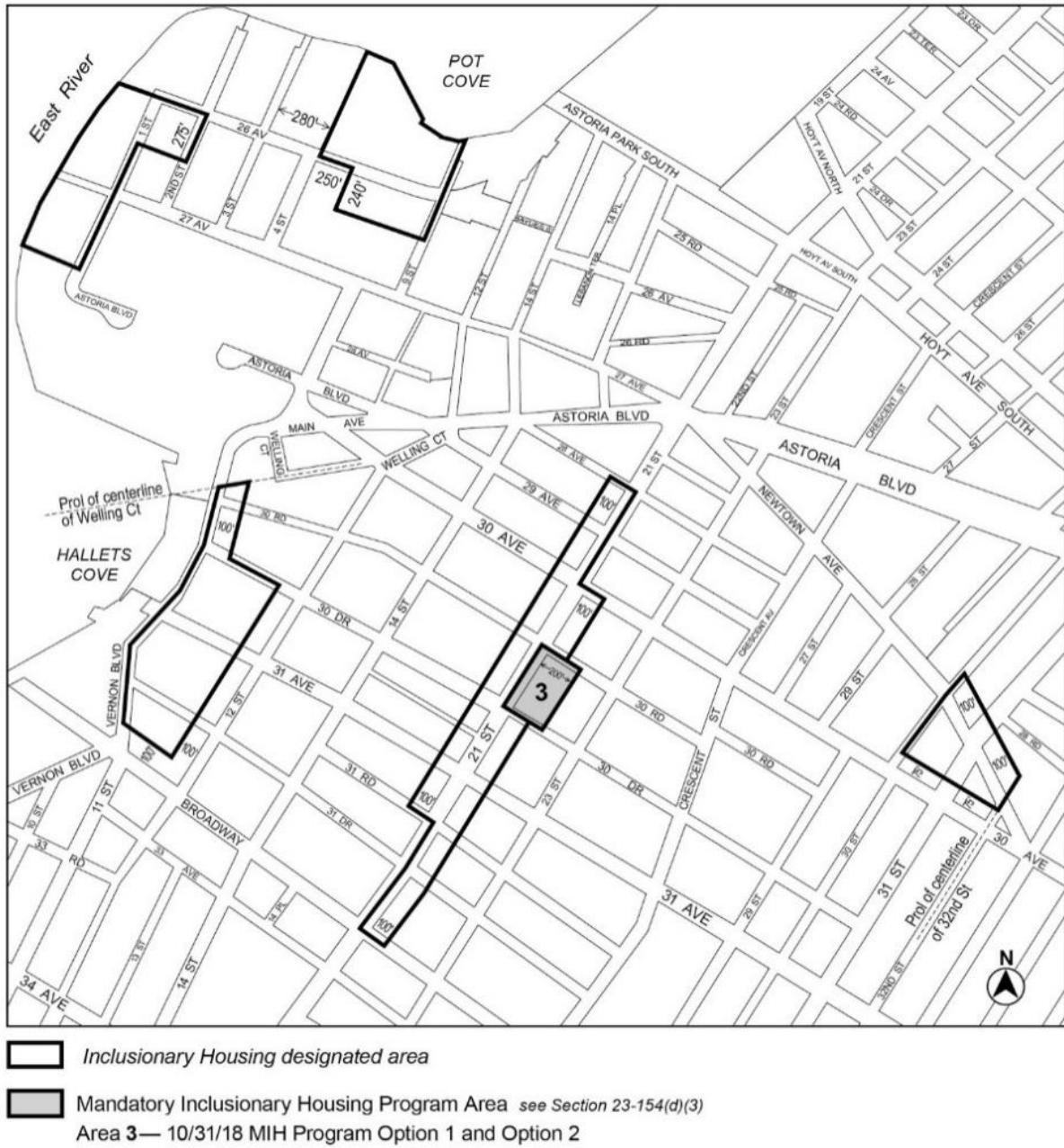
QUEENS

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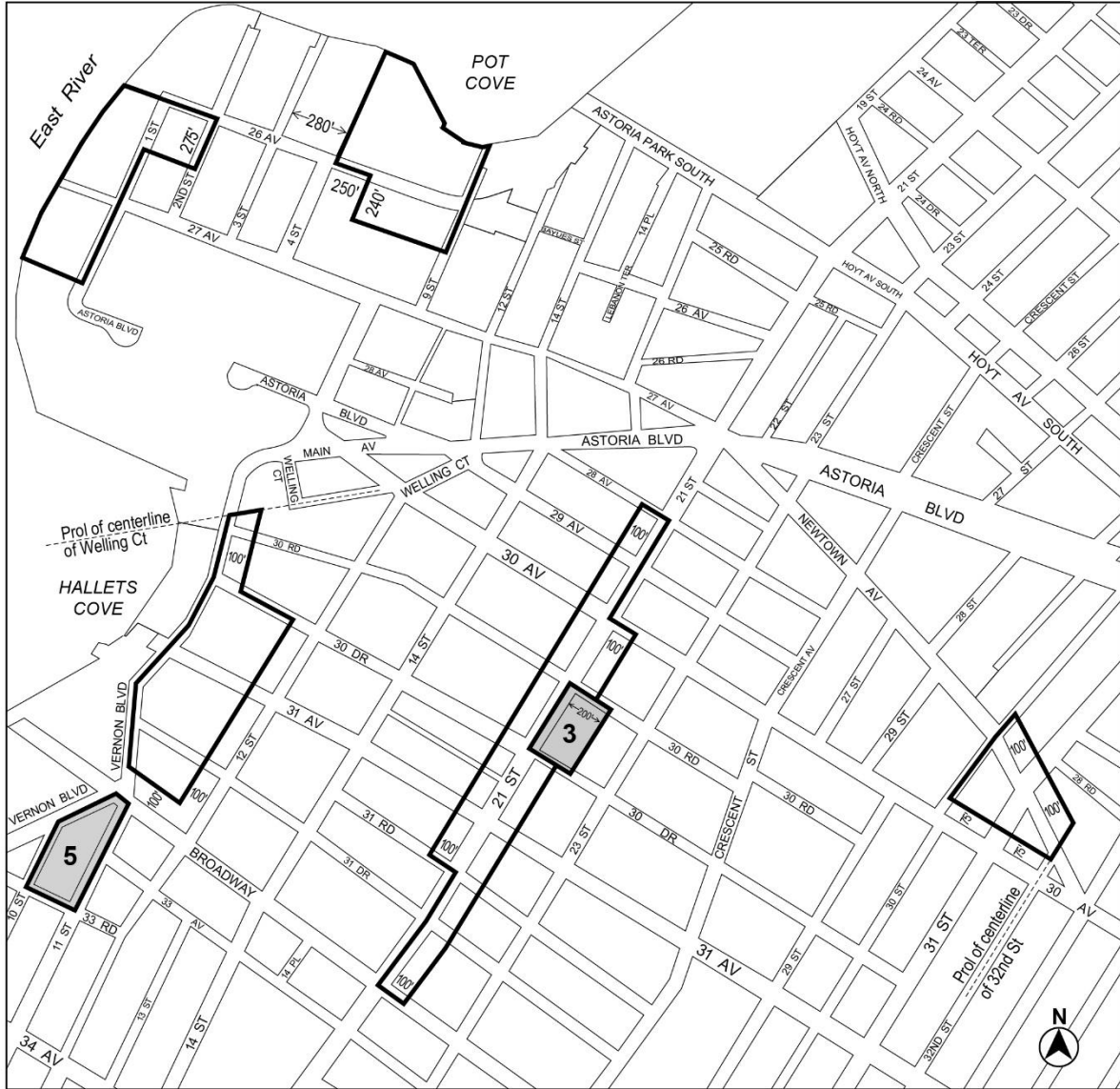
Queens Community District 1

Map 1- ~~(10/31/18)~~ [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



- Inclusionary Housing designated area
 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area 3— 10/31/18 MIH Program Option 1 and Option 2
 Area 5— [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

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The above resolution (N 190151 ZRQ), duly adopted by the City Planning Commission on September 11, 2019 (Calendar No. 6), 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 I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*