



IN THE MATTER OF an application submitted by Mega Realty Holding LLC and Pancyprian Association, 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.

The applicants, Mega Realty Holding LLC and Pancyprian Association, Inc., filed this application for an amendment to the Zoning Resolution on January 23, 2019, in conjunction with an application for a zoning map amendment. The applicant seeks to designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the construction of an eight-story mixed-use building at 22-60 46th Street in Astoria, Queens, Community District 1.

RELATED ACTION

In addition to the proposed zoning text amendment (N 190266 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 190267 ZMQ Zoning map amendment from R4 and M1-1 to R4, R4/C2-3, R6A, and R6A/C2-3.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 190267 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 190266 ZRQ), in conjunction with the related application for a zoning map amendment (C 190267 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 City Planning Commission. The designated CEQR number is 19DCP145Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 190267 ZMQ).

PUBLIC REVIEW

This application (N 190266 ZRQ) was duly referred to Queens Community Board 1 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 190267 ZMQ), which was referred for information and review in accordance with the procedures for ULURP matters.

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (N 190266 ZRQ) and the related application for a zoning map amendment (C 190267 ZMQ) on October 10, 2019, and on that date, by a vote of 21 in favor, 12 opposed, and one not voting for cause, voted to recommend disapproval of the application, unless certain conditions are met. A summary of the vote and recommendation appears in the report for the related zoning map amendment (C 190267 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 190266 ZRQ) and the related action for a zoning map amendment (C 190267 ZMQ) on October 31, 2019, and on December 2, 2019 issued a recommendation to approve the application with conditions. A summary of the vote and recommendation appears in the report for the related zoning map amendment (C 190267 ZMQ).

City Planning Commission Public Hearing

On November 13, 2019, (Calendar No. 10), the City Planning Commission scheduled December 4, 2019 for a public hearing on this application (N 190266 ZRQ) and the related application for a zoning map amendment (C 190267 ZMQ). The hearing was duly held on December 4, 2019

(Calendar No. 18). There were several appearances, and the hearing was closed. A summary of the public hearing appears in the report for the related zoning map amendment (C 190267 ZMQ).

CONSIDERATION

The City Planning Commission believes that this application for a zoning text amendment (N 190266 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 190267 ZMQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on August 26, 2019 with respect to this application (CEQR No. 19DCP145Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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 (N 190125 ZRQ), 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

* * *

QUEENS

* * *

Queens Community District 1

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



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

Area 7 — [date of adoption] — MIH Program Option 2 and Workforce Option

Portion of Community District 1, Borough of Queens

* * *

The above resolution (N 190266 ZRQ), duly adopted by the City Planning Commission on January 8, 2020 (Calendar No. 13), 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**,

HOPE KNIGHT, **LARISA ORTIZ**, **RAJ RAMPERSHAD**, *Commissioners*

MICHELLE R. de la UZ, **ANNA HAYES LEVIN**, *Commissioners, abstained*