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**IN THE MATTER OF** an application submitted by 44-01 Northern Boulevard, 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 1.

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The applicant, 44-01 Northern Boulevard, LLC, filed this application for a zoning text amendment on September 27, 2018 in conjunction with an application for an amendment to the Zoning Map. The applicant seeks to designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the development of a mixed-use building at 44-01 Northern Boulevard in the Astoria neighborhood of Queens, Community District 1.

#### **RELATED ACTION**

In addition to the proposed zoning text amendment (N 190125 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 190124 ZMQ          Zoning map amendment from M1-1 to R7X, R7X/C2-4, R6B,  
and R6B/C2-4.

#### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 190124 ZMQ).

#### **ENVIRONMENTAL REVIEW**

This application (N 190125 ZRQ), in conjunction with the related application for a Zoning Map amendment (C 190124 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 Department of City Planning, acting on behalf of the City Planning Commission, is the lead agency. The designated CEQR number is 19DCP108Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 190124 ZMQ).

## **PUBLIC REVIEW**

This application (N 190125 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 190124 ZMQ), which was certified as complete by the Department of City Planning on May 20, 2019 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 1 held a public hearing on this application (N 190125 ZRQ) and the related application for a zoning text amendment (N 190125 ZRQ) on June 18, 2019 and on that date, by a vote of 23 in favor, eight opposed, and with one abstaining voted to recommend approval of the application with a condition. A summary of the vote and recommendation of Community Board 1 appears in the report for the related zoning map amendment action (C 190124 ZMQ).

### **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (N 190125 ZRQ) and the related action for a zoning map amendment (C 190124 ZMQ) on July 11, 2019, and on July 22, 2019 issued a recommendation to approve the application with conditions. A summary of the vote and recommendation of the Queens Borough President appears in the report for the related zoning map amendment (C 190124 ZMQ).

### **City Planning Commission Public Hearing**

On August 14, 2019, (Calendar No. 15), the City Planning Commission scheduled August 28, 2019 for a public hearing on this application (N 190125 ZRQ) and the related application for a

zoning map amendment (C 190124 ZMQ). The hearing was duly held on August 28, 2019 (Calendar No. 26). 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 190124 ZMQ).

**CONSIDERATION**

The City Planning Commission believes that this application for a zoning text amendment (N 190125 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 190124 ZMQ).

**RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 20, 2019 with respect to this application (CEQR No. 19DCP108Q), 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.

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**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 7 – [date of adoption]



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

Area 7 – [date of adoption], MIH Program Option 1 and Option 2

Portion of Community District 1, Borough of Queens

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The above resolution (N 190125 ZRQ), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 31), 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 BURNEY, ALLEN P. CAPPELLI, *Esq.*, ALFRED C. CERULLO, III,**

**MICHELLE R. de la UZ, JOSEPH I. DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners***