



December 1, 2021/ Calendar No. 13

N 210201 ZRQ

IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune 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.

This application for an amendment to the Zoning Resolution was filed on December 2, 2021 by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune 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 construction of three new mixed-use buildings with residential, commercial, and community facility uses on properties fronting on the 31st Street corridor in the Astoria neighborhood of Queens Community District 1.

RELATED ACTION

In addition to the proposed zoning text amendment (N 210201 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 210200 ZMQ Zoning map amendment to change R5B and C4-3 zoning districts to C4-4 and C4-5X districts.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 210200 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 210201 ZRQ), in conjunction with the related application for a zoning map amendment (C 210200 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 21DCP117Q. 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 210200 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 210201 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 an amendment to the zoning map (C 210200 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 1 held a public hearing on this application (N 210201 ZRQ) on September 21, 2021 and on that date, adopted a resolution recommending disapproval of the application. A summary of the vote of Community Board 1 appears in the report for the related zoning map amendment action (C 210200 ZMQ).

Borough President Recommendation

This application (N 210201 ZRQ) was considered by the Queens Borough President who issued a recommendation to approve the application with conditions on November 1, 2021. A summary of the vote of the Queens Borough President appears in the report for the related zoning map amendment (C 210200 ZMQ).

City Planning Commission Public Hearing

On October 20, 2021 (Calendar No. 6), the City Planning Commission scheduled a public hearing on this application (N 210201 ZRQ), in conjunction with the related application for an amendment to the zoning map (C 210200 ZMQ). The hearing was duly held on November 3, 2021 (Calendar No. 25).

Seven speakers testified in favor and four in opposition.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 210201 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 210200 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 210200 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

* * *

QUEENS

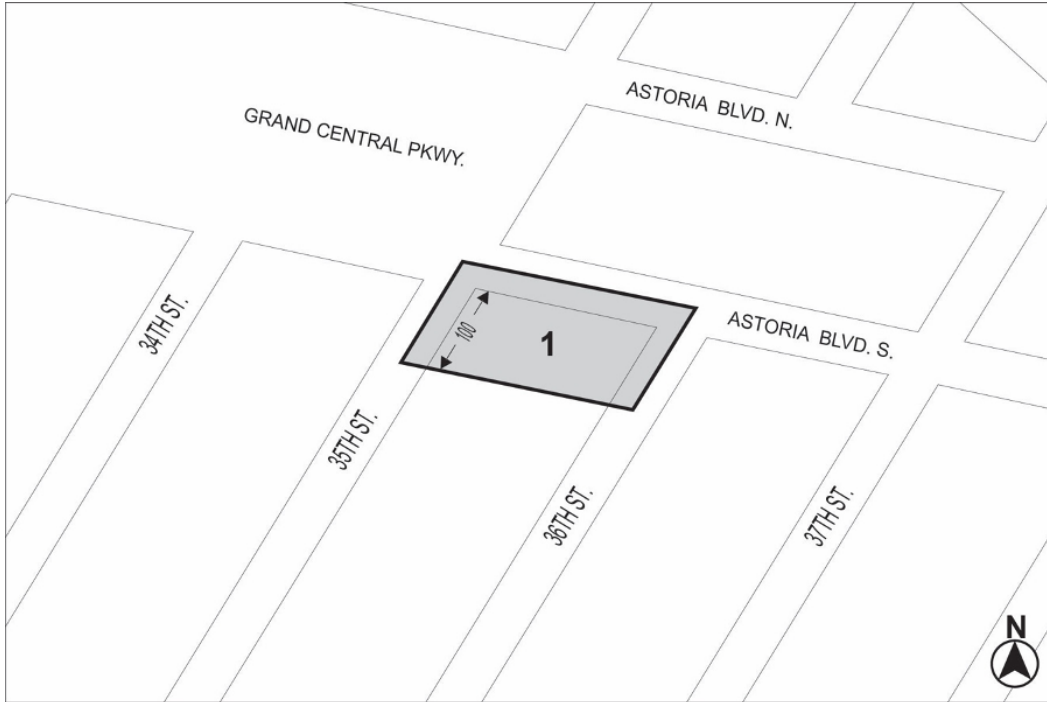
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Queens Community District 1

* * *

[EXISTING]

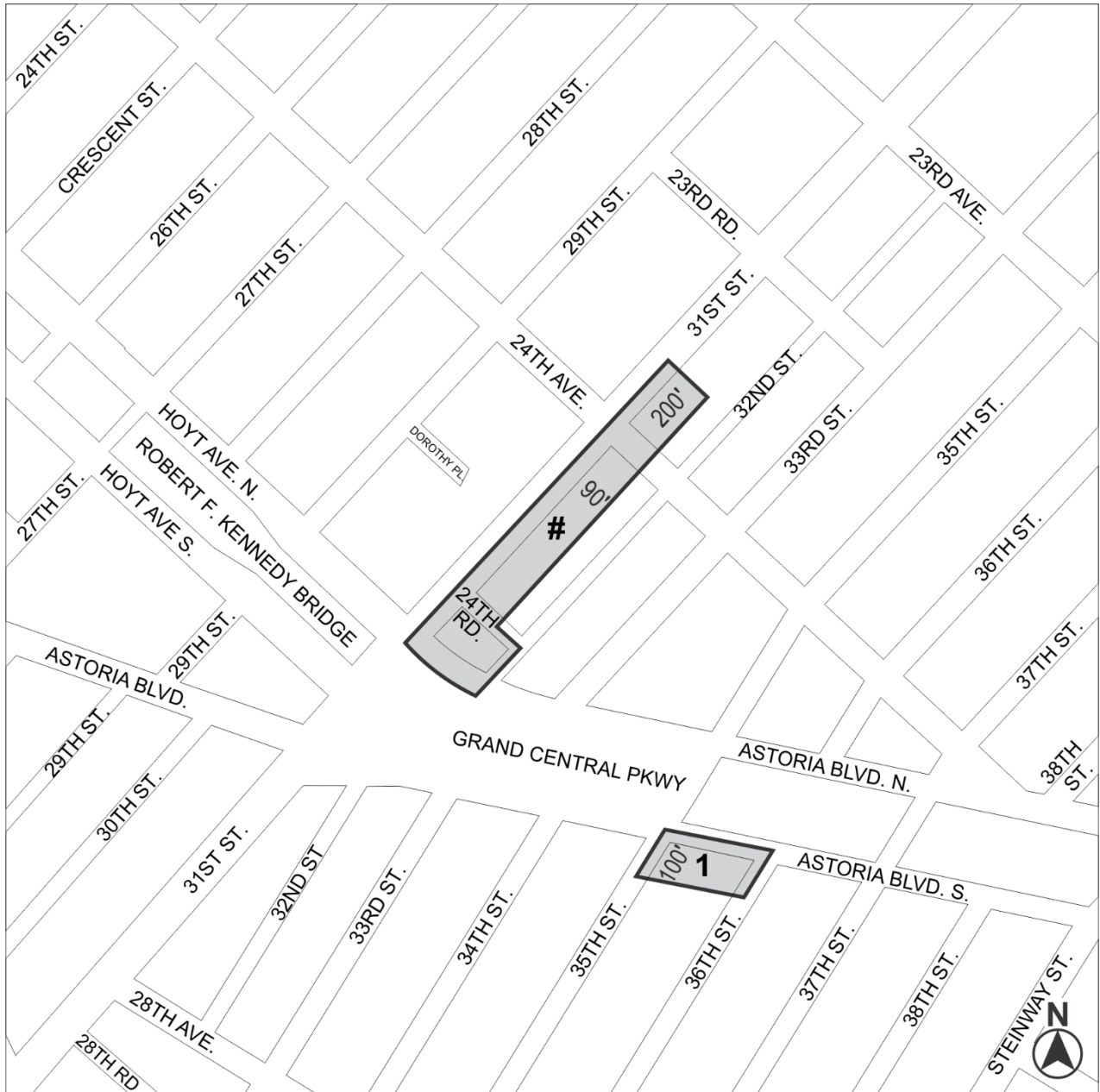
Map 3 – (3/22/18)



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 — 3/22/18 MIH Program Option 2

[PROPOSED]

Map 3 – (date of adoption)



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

Area **1** — 3/22/18 — MIH Program Option 2

Area **#** — [date of adoption] — MIH Program Option 1

Portion of Community District 1, Queens

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The above resolution (N 210201 ZRQ), duly adopted by the City Planning Commission December 1, 2021 (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.

ANITA LAREMONT, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ.,
ALFRED C. CERULLO III, JOSEPH I. DOUEK,
RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, Commissioners