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**IN THE MATTER OF** an application submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6B District property bounded by 10<sup>th</sup> Street, a line 100 feet northeasterly of 33<sup>rd</sup> Road, 11<sup>th</sup> Street, and 33<sup>rd</sup> Road;
2. changing from an R5 District to an R7X District property bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and a line 100 feet northeasterly of 33<sup>rd</sup> Road; and
3. establishing within the proposed R7X District a C1-3 District bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and a line 100 feet northeasterly of 33<sup>rd</sup> Road;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration E-518.

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This application for a zoning map amendment to change an R5 District on a full block to an R6B District on the southern portion of the block and an R7X/C1-3 District on the northern portion of the block was filed by Cipico Construction Inc. on May 24, 2010. The proposed zoning map amendment, along with its related actions, would facilitate the development of a large-scale general development on the block bounded by Vernon Boulevard and Broadway to the north, 11<sup>th</sup> Street to the east, 33<sup>rd</sup> Road to the south and 10<sup>th</sup> Street to the west in Astoria, Queens Community District 1.

### **RELATED ACTIONS**

In addition to the amendment of the zoning map (C 100421 ZMQ), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

**C 190386 ZSQ**      Special permit, pursuant 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.

**N 190151 ZRQ** Zoning text amendment to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area

## **BACKGROUND**

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

## **ENVIRONMENTAL REVIEW**

Aspects of the application (C 100421 ZMQ), in conjunction with the related applications (N 190151 ZRQ and C 190386 ZSQ), were 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 Department of City Planning is acting as the lead agency on behalf of the City Planning Commission.

A full discussion of the environmental review appears in the report on the related application for a 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.

## **UNIFORM LAND USE REVIEW**

This application (C 100421 ZMQ) in conjunction with the related action (C 190386 ZSQ) was certified as complete by the Department of City Planning on April 22, 2019, and duly referred to Queens Community Board 1 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP application (N 190151 ZRQ), which was referred for review and comment in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Queens Community Board 1 held a public hearing on this application (C 100421 ZMQ) on May 23, 2019 and on that day, by a vote of 22 in favor, two opposed, with two abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The Queens Borough President held a public hearing on this application (C 100421 ZMQ) on June 13, 2019, and on July 15, 2019, issued a recommendation approving the application with conditions. A full discussion of the Borough President's recommendation appears in the report on the related application for a special permit (C 190386 ZSQ).

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

On July 31, 2019, (Calendar No. 5), the City Planning Commission scheduled August 14 for a public hearing on this application (C 100421 ZMQ) and the related applications (C 190386 ZSQ and N 190151 ZRQ). The hearing was duly held on August 14, 2019 (Calendar No. 56).

There were three speakers, as described in the report on the related application for a special permit (C 190386 ZSQ), and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 100421 ZMQ), in conjunction with the related applications for a text amendment (N 190151 ZRQ) 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 Sections 197-c and 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 by changing the Zoning Map, Section No. 9a,

1. changing from an R5 District to an R6B District property bounded by 10<sup>th</sup> Street, a line 100 feet northeasterly of 33<sup>rd</sup> Road, 11<sup>th</sup> Street, and 33<sup>rd</sup> Road;
2. changing from an R5 District to an R7X District property bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and a line 100 feet northeasterly of 33<sup>rd</sup> Road; and
3. establishing within the proposed R7X District a C1-3 District bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and a line 100 feet northeasterly of 33<sup>rd</sup> Road;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration E-518.

The above resolution (C 100421 ZMQ), duly adopted by the City Planning Commission on September 11, 2019 (Calendar No. 5), 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*

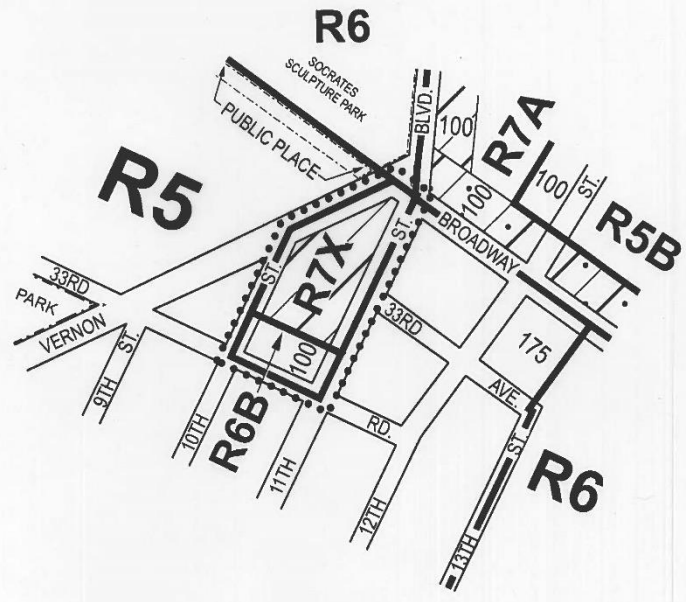
**KENNETH J. KNUCKLES, Esq.**, *Vice Chairman*

**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*



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**9a**  
 BOROUGH OF  
**QUEENS**



New York, Certification Date:  
 APRIL 22, 2019

*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division



**NOTE:**

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an existing R5 District to an R6B and R7X Districts and by establishing a C1-3 District within the proposed R7X District.

- Indicates a C1-3 District
- Indicates a C2-3 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.