



January 20, 2021 / Calendar No. 14

N 190518 ZRQ

IN THE MATTER OF an application filed by Vlacich LLC pursuant to Sections 200 and 201 of the New York City Charter, to amend Appendix F of the New York City Zoning Resolution establishing and mapping the area to be rezoned as a Mandatory Inclusionary Housing Area in Astoria, Community District 1, Borough of Queens.

This application for an amendment to the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) was filed by Vlacich LLC on June 12, 2019.

This application, in conjunction with the related application for a zoning map amendment, would facilitate the construction of an eight-story mixed-use building on a property located at 42-01 28th Avenue in Astoria, Queens, Community District 1.

RELATED ACTION

In addition to the proposed zoning text amendment (N 190518 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 190517 ZMQ Zoning map amendment from R5 and R5/C1-2 to R6A and
R6A/C1-2

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 190517 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 190518 ZRQ), in conjunction with the related application for a zoning map amendment (C 190517 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 20DCP043Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 190517 ZMQ).

PUBLIC REVIEW

This application (N 190518 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President in accordance with the procedures for non-Uniform Land use Review Procedure (ULURP) matters, along with the related application for a zoning map amendment (C 190517 ZMQ), which was certified as complete by the Department of City Planning in accordance with Title 62 and the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (N 190518 ZRQ) and the related application for a zoning map amendment (C 190517 ZMQ) on October 20, 2020 and on that date, by a vote of 30 in favor, with none opposed and three abstentions, recommended approval of the application with the conditions. A summary of the vote and recommendation appears in the report for the related zoning map amendment (C 190517 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 190518 ZRQ) on November 12, 2020 and on November 20, 2020 issued a recommendation to approve

the application. A summary of the vote and recommendation appears in the report for the related zoning map amendment (C 190517 ZMQ).

City Planning Commission Public Hearing

On December 2, 2020 (Calendar No. 4), the Commission scheduled December 16, 2020 for a public hearing on this application (N 190518 ZRQ) and the related application for a zoning map amendment (C 190517 ZMQ). The hearing was duly held on December 16, 2020 (Calendar No. 15).

There were two speakers in favor of the application and none in opposition. A summary of the public hearing appears in the report for the related zoning map amendment (C 190517 ZMQ).

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 190518 Q), along with the application for the related action (C 190517 ZMQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment action (C 180282 ZMQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on August 14, 2020 with respect to this application (CEQR No. 20DCP043Q), the City Planning Commission finds that the action described herein will have no significant impact on the quality of 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 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 hereby 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 9 – [date of adoption]



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

Area **9** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 190518 ZRQ), duly adopted by the City Planning Commission on January 20, 2021 (Calendar No. 14) 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, FAIA; 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 *Commissioners*