



**IN THE MATTER OF** an application submitted by Northeastern Towers Annex LP 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 12.

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This application for an amendment to the Zoning Resolution was filed on March 28, 2017 by Northeastern Towers Annex LP to establish a Mandatory Inclusionary Housing (MIH) area in the Springfield Gardens neighborhood of Queens, Community District 12.

**RELATED ACTION**

In addition to the proposed zoning text amendment (N 170337 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 170336 ZMQ      Zoning Map amendment changing property from an R3X district to an R6 district.

**BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 170336 ZMQ).

**ENVIRONMENTAL REVIEW**

This application (N 170337 ZRQ), in conjunction with the related application for a zoning map amendment (C 170336 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 17DCP161Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170336 ZMQ).

## **PUBLIC REVIEW**

This application (N 170337 ZRQ) was duly referred to Queens Community Board 12 and the Queens Borough President on May 22, 2017, in accordance with procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 170336 ZMQ), which was certified as complete by the Department of City Planning on May 22, 2017, 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 12 held a public hearing on this application (N 170337 ZRQ) on June 21, 2017, and on that day, by a vote of 23 in favor, 10 opposed, and 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 (N 170337 ZRQ) on June 29, 2017 and issued a recommendation approving the application on July 21, 2017.

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

On July 26, 2017 (Calendar No. 8), the City Planning Commission scheduled August 9, 2017 for a public hearing on this application (N 170337 ZRQ), in conjunction with the application for the related application for a zoning map amendment (C 170336 ZMQ). The hearing was duly held on August 9, 2019 (Calendar No. 45). There were several appearances, as described in the report for the related action (C 170336 ZMQ), and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 170337 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for the zoning map amendment application (C 170336 ZMQ).

**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**, 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 170336 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 in underline is new, to be added;  
Matter in ~~strikeout~~ 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**

\* \* \*

**Queens**

\* \* \*

**Queens Community District 12**

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In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[Proposed Map]



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

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

Portion of Community District 12, Queens

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The above resolution (N 170337 ZRQ), duly adopted by the City Planning Commission on September 6, 2017 (Calendar No. 20), 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  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JOSEPH DOUEK,**  
**RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,**  
**ORLANDO MARÍN, LARISA ORTIZ**, Commissioners

**MICHELLE DE LA UZ**, Commissioner, recused