# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 48 and 49**

**(Res. Nos. 181 and 182)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-1 - TWO APPLICATIONS RELATED TO 35-01 VERNON BOULEVARD**

**REZONING**

**C** **220050 ZMQ (Pre. L.U. No. 48)**

City Planning Commission decision approving an application submitted by Agayev Holding LLC, 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 M1-4/R7A District property bounded by Vernon Boulevard, 35th Avenue, 9th Street, and a line 175 feet southwesterly of 35th Avenue; and
2. establishing a Special Mixed Use District (MX-23) bounded by Vernon Boulevard, 35th Avenue, 9th Street, and a line 175 southwesterly of 35th Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022 and subject to the conditions of CEQR Declaration E-645.

**N 220051 ZRQ (Pre. L.U. No. 49)**

City Planning Commission decision approving an application submitted by Agayev Holding, 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.

## INTENT

To approve the amendment to rezone the project area from an R5 district to an MX-23 Special Mixed Use District (M1-4/R7A) and amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the construction of a new nine-story mixed-use building with residential, commercial, and light industrial uses on property located at 35-01 Vernon Boulevard in the Ravenswood neighborhood of Queens, Community District 1.

## PUBLIC HEARING

**DATE:** April 26, 2022

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 10, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 48 and 49.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** May 12, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Krishnan

Sanchez

Borelli