# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 90-91 and L.U. Nos. 94-95**

**(Res. Nos. 335 through 339)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-1 – FIVE APPLICATIONS RELATED TO HALLETTS NORTH**

**C 220196 ZMQ (Pre. L.U. No. 90)**

 City Planning Commission decision approving an application submitted by Astoria Owners, 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 M1-1 District to an R7-3 District property bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue; and
2. establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 28, 2022 and subject to the conditions of CEQR Declaration E-671.

**N 220197 ZRQ (Pre. L.U. No. 91)**

 City Planning Commission decision approving an application submitted by Astoria Owners, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 220198 ZSQ (L.U. No. 94)**

 City Planning Commission decision approving an application submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-837(a) of the Zoning Resolution to modify the height and setback, the maximum residential tower size and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed mixed use development, within a general large-scale development, on property generally bounded by the westerly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue (Block 911, Lots 1, and the demapped portion of 3rd Street, in an R7-3/C2-4 District, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated March 28, 2022 and subject to the conditions of CEQR Declaration E-671.

**C 220206 MMQ (L.U. No. 95)**

 City Planning Commission decision approving an application submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

* the elimination of 3rd Street within the area bounded by 8th Street, 26th Avenue, 2nd Street and the U.S Pierhead and Bulkhead line;
* the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Queens, in accordance with Map No. 5037 dated March 14, 2022 and signed by the Borough President.

## INTENT

 To approve the amendment to rezone the project area from M1-1 zoning district to a R7-3/C2-4 zoning district; amend zoning text to establish the project area as a Mandatory Inclusionary Housing (MIH) area; grant an approval of the waterfront special permit to modify bulk requirements; and approve a City Map change to demap a segment of Third Street north of 26th Avenue to facilitate the proposed Halletts North mixed-use development and waterfront public access area (WPAA) at 3-15 26th Avenue (Block 911, Lots 1 and 49) in the Astoria neighborhood of Queens, Community District 1.

## PUBLIC HEARING

***Mandatory Items – Pre. L.U. Nos. 90 and 91***

**DATE:** July 28, 2022

 **Witnesses in Favor:** Eleven **Witnesses Against:** None

***Discretionary Items – L.U. Nos. 94 and 95***

**DATE:** September 7, 2022

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

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** September 7, 2022

 The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. No. 90 and L.U. No. 95; and approve with modifications of the City Planning Commission on Pre. L.U. No. 91 and L.U. No. 94.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

 **DATE:** September 13, 2022

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Rivera

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Mealy

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.