# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 331 and 332**

**(Res. Nos. 783 and 784)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-11 – TWO APPLICATIONS RELATED TO DOUGLASTON PARKWAY**

**REZONING**

**N 180281 ZRQ (L.U. No. 331)**

City Planning Commission decision approving an application submitted by 241-15 Northern, LLC and North Shore Realty Group Corporation, Inc., 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.

**C 060432 ZMQ (L.U. No. 332)**

City Planning Commission decision approving an application submitted by 241-15 Northern, LLC and North Shore Realty Group Corporation, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

1. changing from an R1-2 district to an R6A district property bounded by a southeasterly boundary lines of a park and its northeasterly prolongation, Douglaston Parkway, Northern Boulevard, a northeasterly boundary line of a park and its southeasterly prolongation, a line 95 feet northwesterly of Northern Boulevard, and a line 170 feet southwesterly of Douglaston Parkway; and
2. establishing within a proposed R6A district a C1-2 district bounded by a line 95 feet northwesterly of Northern Boulevard, Douglaston Parkway, Northern Boulevard and a northeasterly boundary line of a park and its southeasterly prolongation;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-494.

## INTENT

To approve the amendments to the Zoning Map and Text of the Zoning Resolution in order to change the existing R1-2 district to R6A with a C1-2 district commercial overlay and designate the project area a Mandatory Inclusionary Housing (MIH) Designated Area to facilitate the development of an eight-story residential building and a five-story mixed-use building on two noncontiguous development sites located on and in the vicinity of the northwest corner of Douglaston Parkway and Northern Boulevard in the Douglaston neighborhood of Queens, Community District 11.

## PUBLIC HEARING

**DATE:** January 31, 2019

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 6, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 331 and 332.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Levin

Reynoso

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** March 7, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Kallos

Koo

Levin

Miller

Reynoso

Richards

Grodenchik

Adams

Diaz

Moya

Rivera