# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 531 through 533**

**(Res. Nos. 1131 through 1133)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-1 - THREE APPLICATIONS RELATED TO VERNON BOULEVARD**

**BROADWAY REZONING**

**C 100421 ZMQ (L.U. No. 531)**

City Planning Commission decision approving an application submitted by Cipico Construction Inc., 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 R6B District property bounded by 10th Street, a line 100 feet northeasterly of 33rd Road, 11th Street, and 33rd Road;
2. changing from an R5 District to an R7X District property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and a line 100 feet northeasterly of 33rd Road; and
3. establishing within the proposed R7X District a C1-3 District bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and a line 100 feet northeasterly of 33rd Road;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration E-518.

**N 190151 ZRQ (L.U. No. 532)**

City Planning Commission decision approving an application submitted by Cipico Construction, 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 190386 ZSQ (L.U. No. 533)**

City Planning Commission decision approving an application submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large-scale general development, on property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), in R6B and R7X/C1-3 Districts.

## INTENT

To approve an amendment to rezone the project area from an R5 District to a combination of R6B and R7X/C1-3 Districts; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area; and grant an approval of the special permit to allow the distribution of total allowable floor area within a large-scale general development without regard for zoning lot lines or district boundaries for noncomplying floor area and the location of buildings without regard for the applicable height and setback regulations for the 45’ portion of the building in the R7X/C1-3 zone on Zoning Lot A by Vernon Boulevard and Broadway to the north, 11th Street to the east, 33rd Road to the south and 10th Street to the west in Astoria, Queens Community District 1.

## PUBLIC HEARING

**DATE:** September 18, 2019

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 3, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 531 and 533 and approve with modifications the decision of the City Planning Commission on L.U. No. 532.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** October 10, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Deutsch

King

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Moya

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

The City Planning Commission filed a letter dated October 17, 2019, with the Council on October 15, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.