# THE COUNCIL

**JOINT REPORT OF THE COMMITTEE OF THE WHOLE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 641 and 642**

**(Res. Nos. 1413 and 1414)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-2 – TWO APPLICATIONS RELATED TO 52ND STREET REZONING**

**C 180154 ZMQ (Pre. L.U. No. 641)**

City Planning Commission decision approving an application submitted by Woodside Equities, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

1. changing from an R5B District to an R7A District property bounded by a line 100 feet s outheasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

**N 180155 ZRQ (Pre. L.U. No. 642)**

City Planning Commission decision approving an application submitted by Woodside Equities, 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 R5B district to an R7A/C2-3 district and amend zoning text to modify Appendix F and establish the proposed Project Area as a Mandatory Inclusionary Housing (MIH) designated area utilizing Option 1, to facilitate the development of an eight-story plus cellar mixed-use building located on eastern side of 52nd Street between Roosevelt Avenue and Queens Boulevard in the Woodside neighborhood of Queens, Community District 2.

## PUBLIC HEARING

**DATE:** February 26, 2020

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 11, 2020

The Subcommittee recommended that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. 641 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 642.

**In Favor: Against: Abstain:**

Moya None None

Levin

Lancman

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** April 22, 2020

The Committee of the Whole recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Speaker Johnson None None

Adams

Ampry-Samuel

Ayala

Barron

Borelli

Brannan

Cabrera

Chin

Cohen

Constantinides

Cornegy Jr.

Cumbo

Deutsch

Diaz Sr.

Dromm

Eugene

Gibson

Gjonaj

Grodenchik

Holden

Kallos

King

Koo

Koslowitz

Lancman

Lander

Levin

Levine

Louis

Maisel

Matteo

Menchaca

Miller

Moya

Perkins

Powers

Reynoso

Richards

Rivera

Rodriguez

Rose

Rosenthal

Salamanca Jr.

Torres

Treyger

Ulrich

Vallone

Van Bramer

Yeger

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

The City Planning Commission filed a letter dated August 3, 2020, with the Council on August 25, 2020, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.