



Legislation Details (With Text)

**File #:** Res 0182-2022      **Version:** \*      **Name:** LU 49 - Zoning, 35-01 Vernon Boulevard Rezoning, Queens (N 220051 ZRQ)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 5/19/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 220051 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 49).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, 2. April 28, 2022 - Stated Meeting Agenda, 3. Hearing Transcript - Stated Meeting 4-28-22, 4. Minutes of the Stated Meeting - April 28, 2022, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, 6. May 19, 2022 - Stated Meeting Agenda, 7. Hearing Transcript - Stated Meeting 5-19-22, 8. Minutes of the Stated Meeting - May 19, 2022, 9. Committee Report, 10. Res. No. 182

Date	Ver.	Action By	Action	Result
5/12/2022	*	Committee on Land Use	Approved by Committee	
5/19/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 182**

**Resolution approving the decision of the City Planning Commission on Application No. N 220051 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 49).**

**By Council Members Salamanca and Riley**

WHEREAS, Agayev Holding, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, which in conjunction with the related action would facilitate the construction of a new nine-story mixed-use building with residential, commercial and light industrial uses on the property located at 35-01 Vernon Boulevard in the Ravenswood neighborhood of Queens, Community District 1 (ULURP No. N 220051 ZRQ) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 15, 2022, its decision dated April 13, 2022 (the “Decision”) on the Application;

WHEREAS, the Application is related to application C 220050 ZMQ (Pre. L.U. No. 48), a zoning map amendment to change an R5 district to an MX-23 Special Mixed Use District (M1-4/R7A);

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 26, 2022;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued January 3<sup>rd</sup>, 2022 (CEQR No. 21DCP114Q) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-645) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-645) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 220051 ZRQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## **APPENDIX F**

### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

## **QUEENS**

### **Queens Community District 1**

\* \* \*

Map 4 - [date of adoption]

[EXISTING MAP]




 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **2** — 10/31/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]



-  Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area **2** — 10/31/18 MIH Program Option 1 and Option 2
- Area **#** — [date of adoption] — MIH Program Option 1

Portion of Community District 1, Queens

\* \* \*

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on \_\_\_\_\_, 2022, on file in this office.

City Clerk, Clerk of The Council