



Legislation Details (With Text)

**File #:** Res 1858-2021      **Version:** \*      **Name:** LU 954 - Zoning, 45-20 83rd Street Rezoning, Queens (C 210041 ZMQ)

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

**In control:** Committee on Land Use

**On agenda:** 12/9/2021

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210041 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 954).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Res. No. 1858, 2. Calendar of the Zoning Subcommittee Meeting - December 2, 2021, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, 4. December 9, 2021 - Stated Meeting Agenda, 5. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 6. Committee Report, 7. Hearing Transcript - Stated Meeting 12-9-21, 8. Minutes of the Stated Meeting - December 9, 2021

Date	Ver.	Action By	Action	Result
12/7/2021	*	Committee on Land Use	P-C Item Approved by Comm	
12/9/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1858**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210041 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 954).**

**By Council Members Salamanca and Moya**

WHEREAS, Sunshine Elmhurst, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, by changing from an M1-1 to an R7A District, which in conjunction with the related action would facilitate the development of a new nine-story residential building at 45-20 83rd Street in the Elmhurst neighborhood of Queens, Community District 4 (ULURP No. C 210041 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on December 1, 2021 its decision dated December 1, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210042 ZRQ (Pre. L.U. No. \_\_\_\_), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

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

December 2, 2021;

WHEREAS, the Council has considered the land use 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 July 26<sup>th</sup>, 2021 (CEQR No. 21DCP113Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-630) (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-630) 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, C 210041 ZMQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

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 \_\_\_\_\_, 2021, on file in this office.

City Clerk, Clerk of The Council