



Legislation Details (With Text)

File #: Res 1252-2020 **Version:** * **Name:** LU 604 - Zoning, 22-60 46TH STREET REZONING, Queens (C 190267 ZMQ)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 2/11/2020

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 190267 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 604).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

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Attachments: 1. Land Use Calendar - Week of January 13, 2020, 2. Hearing Testimony - Zoning 1-14-20, 3. Hearing Transcript - Zoning 1-14-20, 4. Land Use Calendar - Week of January 27, 2020 - January 31, 2020, 5. January 23, 2020 - Stated Meeting Agenda with Links to Files, 6. Land Use Calendar - February 4, 2020, 7. City Planning Commission Approval Letter, 8. February 11, 2020 - Stated Meeting Agenda with Links to Files, 9. Committee Report, 10. Res. No. 1252, 11. Hearing Transcript - Stated Meeting 2-11-20

Date	Ver.	Action By	Action	Result
2/4/2020	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
2/11/2020	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1252**

Resolution approving the decision of the City Planning Commission on ULURP No. C 190267 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 604).

By Council Members Salamanca and Moya

WHEREAS, Mega Realty Holding, LLC and Pancyprian Association, Inc., 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. 9c, changing from an R4 District to an R6A District, changing from an M1-1 District to an R4 District, changing from an M1-1 District to an R6A District, establishing within the proposed R4 District a C2-3 District, and establishing within the proposed R6A District a C2-3 District, which in conjunction with the related actions would facilitate the construction of an eight-story mixed-use building at 22-60 46th Street in Astoria, Queens, Community District 1 (ULURP No. C 190267 ZMQ) (the "Application");

WHEREAS the City Planning Commission filed with the Council on January 10, 2020, its decision dated January 8, 2020 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 190266 ZRQ (Pre. L.U. No. 605), 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 January 14, 2020;

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 August 26th, 2019 (CEQR No. 19DCP145Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials (E-549) (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-549) 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 190267 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. 9c:

1. changing from an R4 District to an R6A District property bounded by 45th Street, Ditmars Boulevard, 46th Street, and a line 525 feet southwesterly of Ditmars Boulevard;
2. changing from an M1-1 District to an R4 District property bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, a line 125 feet northeasterly of 23rd Avenue, 46th Street, Astoria Boulevard North, and 23rd Avenue;
3. changing from an M1-1 District to an R6A District property bounded by 45th Street, a line 525 feet southwesterly of Ditmars Boulevard, 46th Street, a line 125 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;
4. establishing within the proposed R4 District a C2-3 District bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and 23rd Avenue; and
5. establishing within the proposed R6A District a C2-3 District bounded by 45th Street, a line 275 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeaster of 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-549, Community District 1, Borough of 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 February 11, 2020, on file in this office.

City Clerk, Clerk of The Council