



Legislation Details (With Text)

File #:	Res 1560-2021	Version:	*	Name:	LU 720- Zoning, 42-01 28th Avenue Rezoning, Queens (C 190517 ZMQ)
Type:	Resolution	Status:		Adopted	
		In control:		Committee on Land Use	
On agenda:	2/25/2021				
Enactment date:		Enactment #:			
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 190517 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 720).				
Sponsors:	Rafael Salamanca, Jr.				
Indexes:					
Attachments:	1. Res. No. 1560, 2. Calendar of the Subcommittee Meetings - January 20 and 26, 2021, 3. January 28, 2021 - Stated Meeting Agenda with Links to Files, 4. Hearing Transcript - Stated Meeting 1-28-21, 5. Minutes of the Stated Meeting - January 28, 2021, 6. Hearing Transcript - Zoning 1-26-21, 7. Calendar of the Subcommittee Meetings - February 9 and 10, 2021, 8. Land Use Calendar - February 11, 2021, 9. City Planning Commission Approval Letter, 10. February 25, 2021 - Stated Meeting Agenda with Links to Files, 11. Hearing Transcript - Stated Meeting 2-25-21, 12. Minutes of the Stated Meeting - February 25, 2021, 13. Committee Report				

Date	Ver.	Action By	Action	Result
2/11/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
2/25/2021	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1560

Resolution approving the decision of the City Planning Commission on ULURP No. C 190517 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 720).

By Council Members Salamanca and Moya

WHEREAS, Vlacich, 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 Nos. 9a and 9c, establishing within an R5 District a C1-2 District, changing from an R5 District to an R6A District, and establishing within the proposed R6A District a C1-2 District, which in conjunction with the related action would facilitate the construction of an eight-story mixed-use building located at 42-01 28th Avenue in Astoria, Queens, Community District 1 (ULURP No. C 190517 ZMQ) (the "Application");

WHEREAS the City Planning Commission filed with the Council on January 22, 2021, its decision dated January 20, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 190518 ZRQ (Pre. L.U. No. 721), a zoning text amendment to establish 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 26, 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 August 14th, 2020 (CEQR No. 20DCP043Q) which include an (E) designation related to hazardous materials, air quality, and noise would be established in connection with the proposed action (E-578) (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-578) 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 190517 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 Nos. 9a and 9c:

1. establishing within an R5 District a C1-2 District bounded by 42nd Street, a line 150 feet northeasterly of 28th avenue, 43rd Street, a line 100 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, and a line 125 feet northeasterly of 28th avenue;
2. changing from an R5 District to an R6A District property bounded by 41st Street, a line 100 feet northeasterly of 28th Avenue, 42nd Street, a line 125 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, a line 100 feet northeasterly of 28th Avenue, 43rd Street, and 28th Avenue;
3. establishing within the proposed R6A District a C1-2 District bounded by 42nd Street, a line 125 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, a line 100 feet northeasterly of 28th Avenue, 43rd Street; and 28th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-578, Borough of Queens, Community District 1.

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 25, 2021, on file in this office.

City Clerk, Clerk of The Council