



Legislation Text

File #: Res 0597-2018, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 597**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180211 ZMQ, a Zoning Map amendment (L.U. No. 246).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on September 28, 2018 its decision dated September 26, 2018 (the "Decision"), on the application submitted by Ravi Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an R6A District and establishing within the proposed R6A District a C1-3 District, which in conjunction with the related action, would facilitate the development of a new eight-story mixed-use building at 11-14 35<sup>th</sup> Avenue in the Ravenswood neighborhood of Queens, Community District 1, (ULURP No. C 180211 ZMQ), Community District 1, Borough of Queens (the "Application");

WHEREAS, the Application is related to application N 180212 ZRQ (Pre. L.U. No. 247), 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(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 3, 2018;

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 May 7, 2018 (CEQR No. 18DCP079Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise and an (E) designation requirements related to hazardous materials would apply to development sites Block 331, Lots 27, 38, and 50 (Projected Development Sites 1, 2, 3) (E-480) (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 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 180211

ZMQ, incorporated by reference herein, 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 hereby amended by changing the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6A District property bounded by 35<sup>th</sup> Avenue, 12<sup>th</sup> Street, 36<sup>th</sup> Avenue, and a line midway between 11<sup>th</sup> Street and 12<sup>th</sup> Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 35<sup>th</sup> Avenue, 12<sup>th</sup> Street, 36<sup>th</sup> Avenue, and a line midway between 11<sup>th</sup> Street and 12<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018, and subject to the conditions of CEQR Declaration E-480, 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 October 31, 2018, on file in this office.

City Clerk, Clerk of The Council