# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 952 and 953**

**(Res. Nos. 1856 and 1857)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-1 – TWO APPLICATIONS RELATED TO 31ST STREET AND HOYT**

**AVENUE REZONING**

**C 210200 ZMQ (Pre. L.U. No. \_\_\_)**

City Planning Commission decision approving an application submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, LLC, pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and a line 80 feet southeasterly of 31st Street;
2. changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 130 feet southwesterly of 24th Avenue, a line 80 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and 31st Street;
3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 90 feet southeasterly of 31st Street, 24th Road, 32nd Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31st Street; and
4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 80 feet southeasterly of 31st Street, Astoria Boulevard North, and 31st Street.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623.

**N 210201 ZRQ (Pre. L.U. No. \_\_\_)**

City Planning Commission decision approving an application submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendment to rezone the project area from an R5B and C4-3 zoning districts to C4-4 and C4-5X districts and amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the construction of three new mixed-use buildings with residential, commercial, and community facility uses on properties fronting on the 31st Street corridor in the Astoria neighborhood of Queens Community District 1.

## PUBLIC HEARING

**DATE:** December 2, 2021

**Witnesses in Favor:** Seven **Witnesses Against:** Two

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 7, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. \_\_\_ and \_\_\_.

**In Favor: Against: Abstain:**

**COMMITTEE ACTION**

**DATE:** December 7, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**