# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 117 and 118**

**(Res. Nos. 359 and 360)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-1 – TWO APPLICATIONS RELATED TO 40-25 CRESCENT STREET**

**REZONING**

**C 220169 ZMQ (Pre. L.U. No. 117)**

City Planning Commission decision approving an application submitted by Crescent Street Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-2/R5B District to an M1-2/R6A District property bounded by a line midway between Crescent Street and 27th Street, a line 100 feet southwesterly of 40th Avenue, 27th Street, and a line 100 feet northeasterly of 41st Avenue; and
2. changing from an M1-2/R5D District to an M1-2/R6A District property bounded by Crescent Street, a line 80 feet southwesterly of 40th Avenue, 27th Street, a line 100 feet southwesterly of 40th Avenue, a line midway between Crescent Street and 27th Street, and a line 100 feet northeasterly of 41st Avenue;

as shown on a diagram (for illustrative purposes only) dated May 9, 2022, and subject to the conditions of CEQR Declaration E-677.

**N 220170 ZRQ (Pre. L.U. No. 118)**

City Planning Commission decision approving an application submitted by Crescent Street Associates, 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 provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and 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 M1-2/R5B and M1-2/R5D zoning districts to an M1-2/R6A zoning district; and amend zoning text to enable Mandatory Inclusionary Housing (MIH) provisions within the Special Long Island City Mixed Use District (LIC) (ZR 117-00) and the Dutch Kills Subdistrict (ZR 117-60) and modify Appendix F to establish an MIH area to facilitate the development of a seven-story mixed-use building with residential, commercial, and light industrial uses located at 40-25 Crescent Street in the Dutch Kills neighborhood of Queens, Community District 1.

## PUBLIC HEARING

**DATE:** September 22, 2022

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 6, 2022

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 117 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 118.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** October 6, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Bottcher

Hanks

Kagan

Krishnan

Mealy

Sanchez

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.