# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. No. 411 (Res. No. 917)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB - 2 N 180518 ZRQ**

 City Planning Commission decision approving with modifications an application submitted by 27-11 49th Avenue Realty, LLC, pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

## INTENT

 To approve the amendment to the text of the Zoning Resolution to allow buildings located on a zoning lot larger than two acres in an M3-2 district in the Long Island City Designated Area (as set forth in Appendix J of the Zoning Resolution) developed for a manufacturing use prior to December 31, 1965, to be expanded for a manufacturing use up to 150 percent of the floor area existing on the site as of that date to a maximum of 150 percent of the site’s base FAR. This amendment would facilitate the enlargement of the building located at 27-11 49th Avenue (Block 115, Lot 1) in the Long Island City neighborhood of Queens, Community District 2, to support the consolidation of business operations for Mana Products. This would eliminate manufacturing and warehousing inefficiencies, allow for modernization of equipment for longer and more efficient manufacturing lines.

## PUBLIC HEARING

 **DATE:** May 2, 2019

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

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** May 16, 2019

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission with modifications.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

 **DATE:** May 16, 2019

 The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Barron

Constantinides

Deutsch

King

Koo

Lancman

Reynoso

Richards

Torres

Treyger

Grodenchik

Adams

Moya

Rivera

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

 The City Planning Commission filed a letter dated May 20, 2019, with the Council on May 24, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.