# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 403 and 404**

**(Res. Nos. 911 and 912)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-1 – TWO APPLICATIONS RELATED TO 47-15 34TH AVENUE**

**REZONING**

**C 180530 ZMQ (L.U. No. 404)**

City Planning Commission decision approving with modifications an application submitted by Ashley Young LLC and John Young 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 R5 District to an R6B District property bounded by a line 150 northeasterly of 34th Avenue, 47th Street, a line 140 feet northeasterly of 34th Avenue, and a line midway between 46th Street and 47th Street;

2. changing from a C8-1 District to an R6B District property bounded by a line 140 feet northeasterly of 34th Avenue, 47th Street, 34th Avenue a line 50 feet northwesterly of 47th Street, a line 100 feet northeasterly of 34th Avenue, and a line midway between 46th Street and 47th Street;

3. changing from an R5 District to an R7X District property bounded by a line 150 feet northeasterly of 34th Avenue, 48th Street, a line 140 feet northeasterly of 34th Avenue, and 47th Street;

4. changing from a C8-1 District to an R7X District property bounded by a line 140 feet northeasterly of 34th Avenue, 48th Street, 34th Avenue, and 47th Street;

5. establishing within existing and proposed R6B Districts a C2-4 district bounded by a line 150 feet northeasterly of 34th Avenue, 47th Street, 34th Avenue, and a line midway between 46th Street and 47th Street; and,

6. establishing within a proposed R7X District a C2-4 District bounded by a line 150 feet northeasterly of 34th Avenue, 48th Street, 34th Avenue, and 47th Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018, modified by the City Planning Commission on April 10, 2019, and subject to the conditions of CEQR Declaration E-509 in Community District 1, Borough of Queens.

**N 180529 ZRQ (L.U. No. 403)**

City Planning Commission decision approving an application submitted by Ashley Young LLC and John Young 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendments to the Zoning Map and Text of the Zoning Resolution in order to change the project area from C8-1, R6B, and R5 zoning districts to R7X/C2-4 and R6B/C2-4 zoning districts; and establish a Mandatory Inclusionary Housing (MIH) area utilizing Option 2, to facilitate the development of a 14-story mixed-use building with a total of approximately 183,442 square feet of floor area, 8,630 square feet of commercial floor area, 4,800 square feet of community facility floor area on the ground floor, approximately 170,012 square feet of residential floor area use with approximately 201 dwelling units, including approximately 61 permanently affordable units pursuant to the MIH program on development site Block 723, Lots 1 and 8 located at 47-15 34th Avenue in the Astoria neighborhood of Queens, Community District 1

## 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 (“CPC”) on L.U. No. 403 and the decision of the CPC on L.U. No. 404.

**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 resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Constantinides

Deutsch

King

Koo

Lancman

Reynoso

Richards

Torres

Treyger

Grodenchik

Adams

Moya

Rivera