# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. No. 419 (Res. No. 982)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB - 2 N 190036 ZRQ**

City Planning Commission decision approving an application submitted by Court Square 45th Ave 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 Article XI, Chapter 7 (Special Long Island City Mixed Use District).

## INTENT

To approve the amendment to the text of the Zoning Resolution, in order to change the maximum building height on the west side of the Development Site along 23rd Street from 85 feet to a 125-foot maximum base height, increase the maximum base height on the west side of the Development Site along 23rd Street from 85 feet to 125 feet, make the underlying C5-3 district height and setback regulations applicable only above the highest applicable maximum street wall height, and make the underlying C5-3 district tower encroachment regulations of ZR Section 33- 451 inapplicable along the Development Site’s 45th Avenue frontage to facilitate the construction of a 45-story mixed-use building at 23-10 45th Avenue in the Court Square neighborhood of Long Island City, Queens, Community District 2.

## PUBLIC HEARING

**DATE:** May 14, 2019

**Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 26, 2019

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

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** June 26, 2019

The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Reynoso

Richards

Grodenchik

Adams

Diaz

Moya

Rivera