# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 464 and 465**

**(Res. Nos. 1011 and 1012)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-7 – TWO APPLICATIONS RELATED TO KISSENA CENTER**

**REZONING**

**C 190202 ZMQ (L.U. No. 464)**

City Planning Commission decision approving an application submitted by Kimco Kissena Center, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d:

1. eliminating from within an existing R3-2 District a C2-2 District bounded by Holly Avenue, line 100 feet northeasterly of Kissena Boulevard, a line 375 feet southeasterly of Holly Avenue, and Kissena Boulevard;

2. changing from an R3-2 District to an R6A District property bounded by the northeasterly centerline prolongation of Geranium Avenue, a line 100 feet southwesterly of Union Street, Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, a line 375 feet southeasterly of Holly Avenue, and Kissena Boulevard; and

3. establishing within the proposed R6A District a C2-3 District bounded by Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, a line 375 feet southeasterly of Holly Avenue, and Kissena Boulevard,

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated January 7, 2019, modified by the City Planning Commission on June 3, 2019, and subject to the conditions of CEQR Declaration E-514.

**N 190203 ZRQ (L.U. No. 465)**

City Planning Commission decision approving an application submitted by Kimco Kissena Center, 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 rezone the subject properties and to designate a Mandatory Inclusionary Housing (MIH ) area utilizing Option 2 to facilitate the construction of an eight-story, mixed-use building containing residential, commercial, and community facility uses with approximately 244 dwelling units, on floors three through eight, two levels of accessory parking below grade with approximately 333 parking spaces on property located at 46-15 Kissena Boulevard in the Flushing neighborhood of Queens, Community District 7.

## PUBLIC HEARING

**DATE:** June 20, 2019

**Witnesses in Favor:** Twenty **Witnesses Against:** Thirteen

## SUBCOMMITTEE RECOMMENDATION

**DATE:** July 18, 2019

The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal of the applications by the Applicant on L.U. Nos. 464 and 465.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Lancman

Reynoso

Rivera

**COMMITTEE ACTION**

**DATE:** July 18, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Adams

Moya

Rivera