# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 559 and 560**

**(Res. Nos. 1170 and 1171)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-1 – TWO APPLICATIONS RELATED TO 44-01 NORTHERN**

**BOULEVARD REZONING**

**C 190124 ZMQ (Pre. L.U. No. 559)**

City Planning Commission decision approving an application submitted by 44-01 Northern Boulevard, 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 M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue;
2. changing from an M1-1 District to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 feet northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019, and subject to the conditions of CEQR Declaration E-537.

**N 190125 ZRQ (Pre. L.U. No. 560)**

City Planning Commission decision approving an application submitted by 44-01 Northern Boulevard, 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 an amendment to rezone the project area from an M1-1 to R7X, R7X/C2-4, R6B, and R6B/C2-4 districts and amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Option 1 to facilitate the development of a mixed-use building at 44-01 Northern Boulevard in the Astoria neighborhood of Queens, Community District 1.

## PUBLIC HEARING

**DATE:** October 3, 2019

**Witnesses in Favor:** Two **Witnesses Against:** One

## SUBCOMMITTEE RECOMMENDATION

**DATE:** November 4, 2019

The Subcommittee recommends that the Land Use Committee approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 560 and approve the decision of the City Planning Commission on Pre. L.U. No. 559.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** November 12, 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

Grodenchik

Adams

Diaz

Moya

Rivera

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

The City Planning Commission filed a letter dated November 13, 2019, with the Council on November 13, 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.