# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 604 and 605**

**(Res. Nos. 1252 and 1253)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-1 - TWO APPLICATIONS RELATED TO 22-60 46TH STREET**

 **REZONING**

**C 190267 ZMQ (Pre. L.U. No. 604)**

 City Planning Commission decision approving an application submitted by Mega Realty Holding, LLC and Pancyprian Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. changing from an R4 District to an R6A District property bounded by 45th Street, Ditmars Boulevard, 46th Street, and a line 525 feet southwesterly of Ditmars Boulevard;
2. changing from an M1-1 District to an R4 District property bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, a line 125 feet northeasterly of 23rd Avenue, 46th Street, Astoria Boulevard North, and 23rd Avenue;
3. changing from an M1-1 District to an R6A District property bounded by 45th Street, a line 525 feet southwesterly of Ditmars Boulevard, 46th Street, a line 125 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;
4. establishing within the proposed R4 District a C2-3 District bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and 23rd Avenue; and
5. establishing within the proposed R6A District a C2-3 District bounded by 45th Street, a line 275 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeaster of 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-549.

**N 190266 ZRQ (Pre. L.U. No. 605)**

 City Planning Commission decision approving an application submitted by Mega Realty Holding, LLC and Pancyprian Association, Inc., 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 Block 769 from an R4 and M1-1 zoning districts to R4, R4/C2-3, R6A, and R6A/C2-3 districts; and amend zoning text to modify Appendix F to designate a portion of the Project Area within the proposed R6A district as a Mandatory Inclusionary Housing (MIH) Area (Option 2 and the Workforce Option) to facilitate the construction of an eight-story mixed-use building at 22-60 46th Street in Astoria, Queens, Community District 1.

## PUBLIC HEARING

 **DATE:** January 14, 2020

 **Witnesses in Favor:** Thirteen **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** January 30, 2020

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 604, and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 605.

**In Favor: Against: Abstain:**

Moya None None

Levin

Grodenchik

Rivera

**COMMITTEE ACTION**

 **DATE:** February 4, 2020

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Miller

Treyger

Grodenchik

Adams

Diaz

Moya

Rivera

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

 The City Planning Commission filed a letter dated February 5, 2020, with the Council on February 7, 2020, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.