# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 748 and 749**

**(Res. Nos. 1594 and 1595)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-2 - TWO APPLICATIONS RELATED TO 50-25 BARNETT AVENUE REZONING**

**C 200243 ZMQ (Pre. L.U. No. 748**)

City Planning Commission decision approving an application submitted by Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly street line of 50st Street, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573.

**N 200244 ZRQ (Pre. L.U. No. 749**)

City Planning Commission decision approving an application submitted by Phipps Houses 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 M1-1 to R6A and amend a zoning text to modify Appendix F to designate a Mandatory Inclusionary Housing (MIH) area utilizing Option 1 to facilitate the development of a seven-story mixed-use building with residential and community facility uses located at 50-25 Barnett Avenue in the Sunnyside neighborhood of Queens, Community District 2.

## PUBLIC HEARING

**DATE:** March 4, 2021

**Witnesses in Favor:** Seven **Witnesses Against:** Eleven

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 16, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 748 and 749.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** March 23, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli