# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. No. 863 (Res. No. 1775)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB - 2 C 190260 ZMQ**

City Planning Commission decision approvingan application submitted by 48-18 Property Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place; as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

## INTENT

To grant approval to rezone the Project Area to change an M2-1 zoning district to an M1-5 zoning district to facilitate the enlargement of an existing two-story loft building with an additional four stories of office space. The resulting six story building would serve as the headquarters for Teamsters Local Union 813 and will include office, training, and archival space. The property is located at 48-18 Van Dam Street ((Block 284, Lots 1, 6, and 14) (the “Development Site”) in the Long Island City neighborhood of Queens, Community District 2.

## PUBLIC HEARING

 **DATE:** September 24, 2021

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

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** October 12, 2021

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

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** October 21, 2021

 The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli