



Legislation Details (With Text)

**File #:** Res 0181-2014      **Version:** \*      **Name:** LU 27 - Zoning, Rezone a portion of a R3-2 and R3-2/C2-2 to a C4-1 district, Queens Village, Queens (C 140037 ZMQ)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 4/10/2014

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 140037 ZMQ, a Zoning Map amendment (L.U. No. 27).

**Sponsors:** David G. Greenfield, Mark S. Weprin

**Indexes:**

**Attachments:** 1. Land Use Calendar - April 3, 2014, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 4-10-14, 4. Minutes of the Stated Meeting - April 10, 2014

Date	Ver.	Action By	Action	Result
4/3/2014	*	Committee on Land Use	Approved by Committee	
4/10/2014	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 181**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 140037 ZMQ, a Zoning Map amendment (L.U. No. 27).**

**By Council Members Greenfield and Weprin**

WHEREAS, the City Planning Commission filed with the Council on March 7, 2014 its decision dated March 5, 2014 (the "Decision"), on the application submitted by DERP Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section 15a, to rezone a portion of an R3-2 district and an R3-2/C2-2 district to a C4-1 district to remove a nonconforming condition currently allowed by Board of Standards and Appeals special permit, as well as to facilitate the use of retail space within an existing shopping center by allowing a wider range of commercial uses in Community District 13 (ULURP No. C 140037 ZMQ), Borough of Queens (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 1, 2014;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues including the negative

declaration (CEQR No. 14DCP005Q) dated October 21, 2013 (the “Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 140037 ZMQ, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 15a:

1. eliminating from an existing R3-2 District a C2-2 District bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 280 feet southeasterly of the first named course, Hillside Avenue, and Braddock Avenue; and
2. changing from an R3-2 District to a C4-1 District property bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 225 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 285 feet southeasterly of the first named course, a line perpendicular to the northwesterly street line of Hillside Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the northeasterly street line of Braddock Avenue, Hillside Avenue, and Braddock Avenue;

as shown in a diagram (for illustrative purposes only) dated October 21, 2013, Community District 13, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on April 10, 2014, on file in this office.

City Clerk, Clerk of The Council