



Legislation Details (With Text)

**File #:** Res 1577-2017      **Version:** \*      **Name:** LU 678 - Zoning, 74-04 NORTHERN BOULEVARD REZONING, Queens (N 170163 ZRQ)

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

**In control:** Committee on Land Use

**On agenda:** 6/21/2017

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

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 170163 ZRQ, 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 in Community District 3, Borough of Queens (L.U. No. 678).

**Sponsors:** David G. Greenfield, Donovan J. Richards

**Indexes:**

**Attachments:** 1. June 6, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of June 19, 2017 - June 23, 2017, 3. June 21, 2017 - Stated Meeting Agenda with Links to Files, 4. Committee Report, 5. Hearing Transcript - Stated Meeting 6-21-17, 6. Minutes of the Recessed Stated Meeting of June 6, 2017 held on June 21, 2017, 7. Minutes of the Stated Meeting - June 21, 2017

Date	Ver.	Action By	Action	Result
6/21/2017	*	Committee on Land Use	Approved by Committee	
6/21/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1577**

**Resolution approving the decision of the City Planning Commission on Application No. N 170163 ZRQ, 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 in Community District 3, Borough of Queens (L.U. No. 678).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on May 26, 2017 its decision dated May 24, 2017 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by H&M, LLC, for an amendment of the text of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related action would facilitate development of a new eight-story mixed-use retail, community facility and office development containing approximately 90,357 square feet of floor area with 219 accessory parking spaces at 74-04 Northern Boulevard (Block 1247, Lot 1), in the Jackson Heights neighborhood of Queens Community District 3, (Application No. N 170163 ZRQ), Community District 3, Borough of Queens (the "Application");

WHEREAS, the Application is related to application C 170162 ZMQ (L.U. No. 677), a zoning map amendment changing property from a C8-1 District to a C4-3 District;

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 June 20, 2017;

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 revised negative declaration issued May 22, 2017 (CEQR No. 17DCP072Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-407) (the “Revised Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised Negative Declaration.

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 the report, N 170163 ZRQ, incorporated by reference herein, the Council approves the Decision.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within ## is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

#### QUEENS

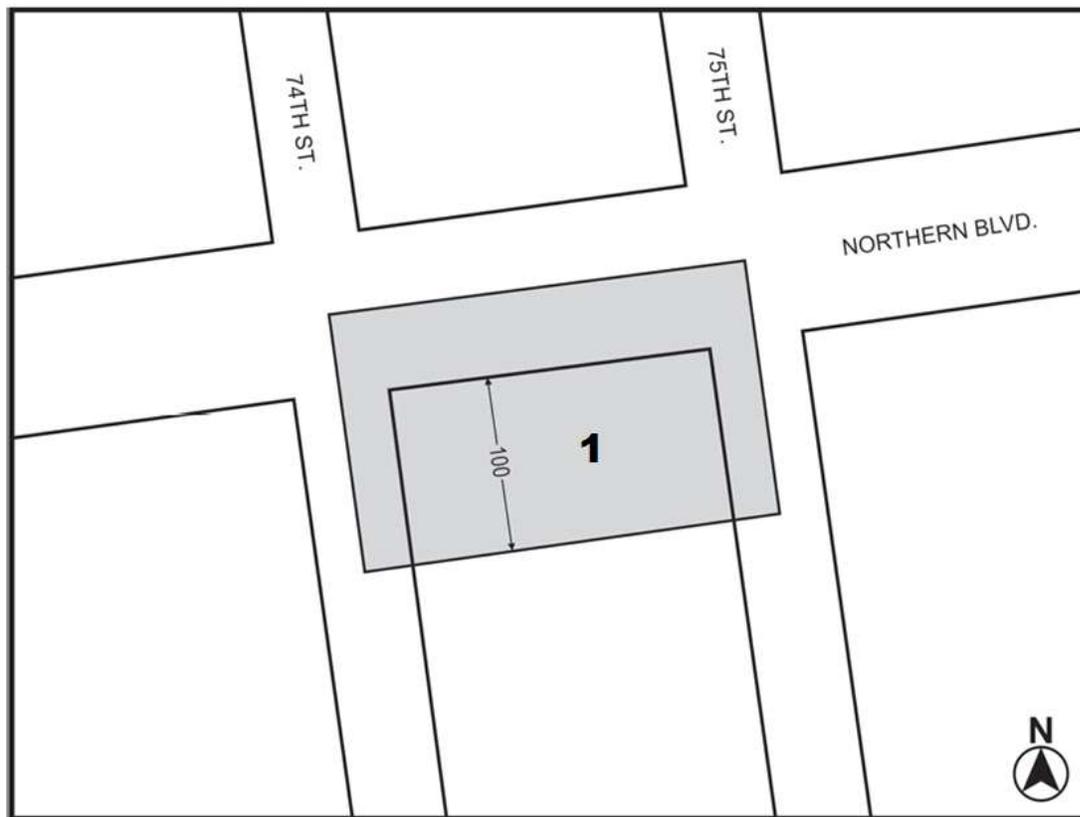
\* \* \*

#### Queens Community District 3

In the C4-3 District (R6 equivalent) within the area shown on the following Map 1:

Map 1. [date of adoption]

[PROPOSED MAP]



-  Mandatory Inclusionary Housing Area (MIHA) – see Section 23-154(d) (3)
- 1** Area 1 – [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 3, 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 June 21, 2017, on file in this office.

.....  
City Clerk, Clerk of The Council