



Legislation Details (With Text)

**File #:** Res 1686-2017      **Version:** \*      **Name:** LU 758 - Zoning, 135-01 35TH AVENUE REZONING, Queens (N 170181 ZRQ)

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

**In control:** Committee on Land Use

**On agenda:** 10/17/2017

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

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 170181 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 7, Borough of Queens (L.U. No. 758).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 2. September 27, 2017 - Stated Meeting Agenda with Links to Files, 3. Hearing Testimony - Zoning 9-25-17, 4. Hearing Testimony - Zoning 9-25-17 additional, 5. Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 6. REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 7. Hearing Transcript - Zoning 9-25-17, 8. Land Use Calendar - October 11, 2017, 9. October 17, 2017 - Stated Meeting Agenda with Links to Files, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 10-17-17, 12. Minutes of the Stated Meeting - October 17, 2017

Date	Ver.	Action By	Action	Result
10/11/2017	*	Committee on Land Use	Approved by Committee	
10/17/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1686**

**Resolution approving the decision of the City Planning Commission on Application No. N 170181 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 7, Borough of Queens (L.U. No. 758).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on September 12, 2017 its decision dated September 6, 2017 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by Stemmax Realty Inc., 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 a mixed-use development on a portion of a block located in the Flushing neighborhood of Queens Community District 7, (Application No. N 170181 ZRQ), Community District 7, Borough of Queens (the "Application");

WHEREAS, the Application is related to application C 170180 (A) ZMQ (L.U. No. 757), a zoning map amendment to change an M1-1 District to an R7A 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 September 25, 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 July 24, 2017 (CEQR No. 17DCP143Q), which included (E) designations to avoid the potential for significant adverse impacts related to air quality and noise (E-424) (the “Revised Negative Declaration”) and the Technical Memorandum issued September 1, 2017 (the “Technical Memorandum”);

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 and Technical Memorandum.

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 170181 ZRX, incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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**

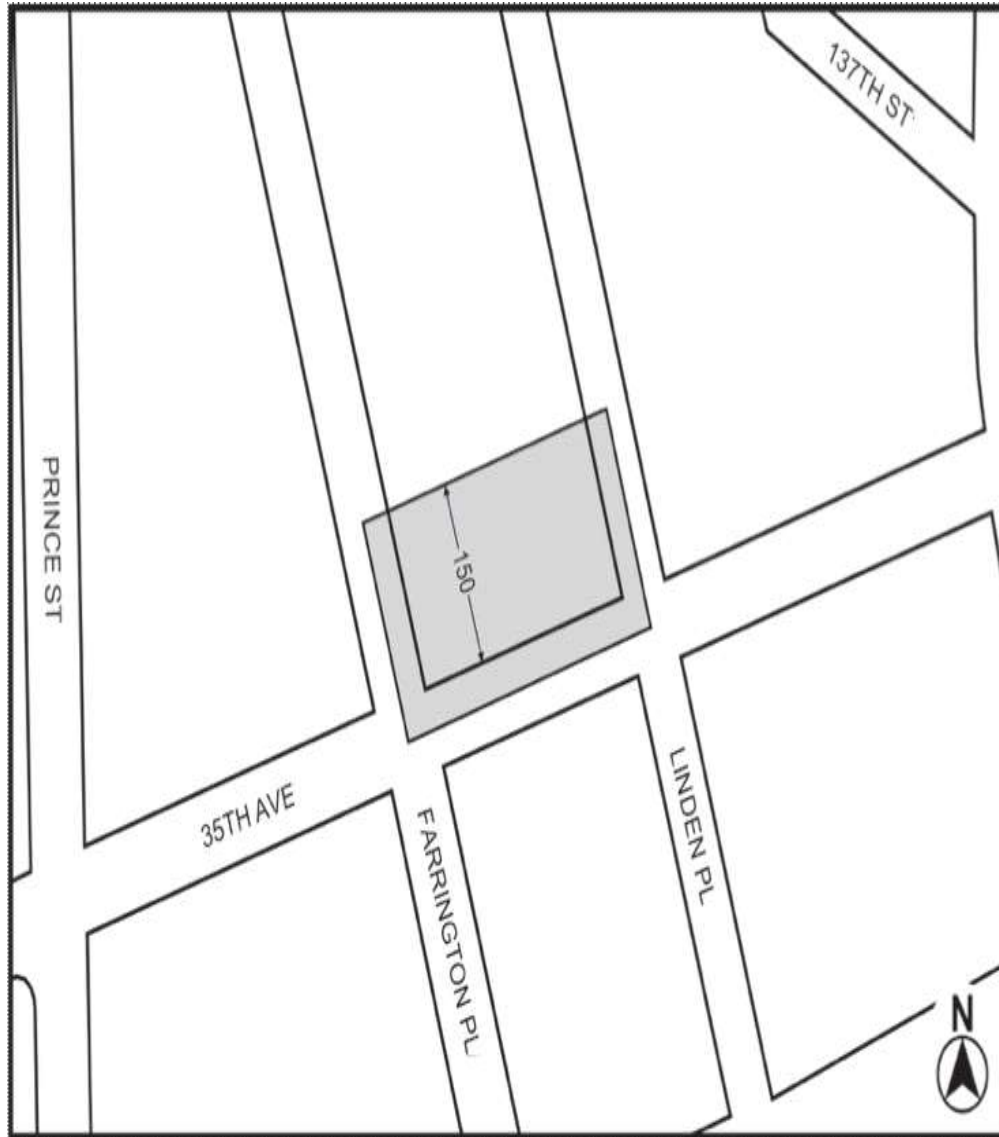
\* \* \*

**Queens Community District 7**

In the R7A and R7X Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 - [date of adoption]



■ Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 2 [date of adoption] – MIH Program Option 2

Portion of Community District 7, 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 October 17, 2017, on file in this office.

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