



Legislation Details (With Text)

**File #:** Res 1688-2017      **Version:** \*      **Name:** LU 771 - Zoning, NORTHEASTERN TOWERS ANNEX REZONING, Queens (C 170336 ZMQ)

**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 ULURP No. C 170336 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 771).

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

**Indexes:**

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

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

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1688**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170336 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 771).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on September 29, 2017 its decision dated September 6, 2017 (the "Decision"), on the application submitted by Northeastern Towers Annex, LP, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 18c and 19a, changing an R3X District to an R6 District, which in conjunction with the related action would facilitate development of a new 10-story, Affordable Independent Residence for Seniors (AIRS), building with approximately 147 units at 131-10 Guy R. Brewer Boulevard (Block 12277, Lot 1) in the Springfield Gardens neighborhood of Queens, (ULURP No. C 170336 ZMQ), Community District 12, Borough of Queens (the "Application");

WHEREAS, the Application is related to application N 170337 ZRQ (L.U. No. \_\_\_\_), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

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 October 10, 2017;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued May 22, 2017 (CEQR No. 17DCP161Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-426) (the “Negative Declaration”);

RESOLVED:

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

Pursuant to Section 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, C 170336 ZMQ, incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

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 Nos. 18c and 19a, changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132<sup>nd</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132<sup>nd</sup> Avenue, 161<sup>st</sup> Street, a line 295 feet northwesterly of 132<sup>nd</sup> Avenue, a line 135 feet northeasterly of 161<sup>st</sup> Street, and a line 355 feet northwesterly of 132<sup>nd</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426, Community District 12, 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 October 17, 2017, on file in this office.

City Clerk, Clerk of The Council