



Legislation Details (With Text)

**File #:** Res 1826-2021      **Version:** \*      **Name:** LU 882 - Zoning, 185-17 Hillside Avenue Rezoning, Queens (C 210192 ZMQ)

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

**In control:** Committee on Land Use

**On agenda:** 11/23/2021

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210192 ZMQ, a Zoning Map amendment (L.U. No. 882).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Res. No. 1826, 2. October 7, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Zoning Subcommittee Meeting - October 20, 2021, 4. Hearing Transcript - Stated Meeting 10-7-21, 5. Calendar of the Zoning Subcommittee Meeting - November 9, 2021, 6. REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, 7. November 23, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 11-23-21, 9. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Minutes of the Stated Meeting - November 23, 2021

Date	Ver.	Action By	Action	Result
11/10/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/23/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1826**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210192 ZMQ, a Zoning Map amendment (L.U. No. 882).**

**By Council Members Salamanca, Jr. and Moya**

WHEREAS, 18517 Hillside LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b, changing from an R3X District to an R7A District, changing from an R6A District to an R7A District, establishing within a proposed R7A District a C2-4 District, and establishing a Special Downtown Jamaica District (DJ), which in conjunction with the related action would facilitate the development of a nine-story mixed-use building with residential and commercial uses located at 185-17 Hillside Avenue in the Jamaica Estates neighborhood of Queens, Community District 8 (ULURP No. C 210192 ZMQ) (the "Application");

WHEREAS the City Planning Commission filed with the Council on October 8, 2021, its decision dated October 6, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210193 ZRQ (L.U. No. 883), a zoning text amendment to extend the boundaries of the Special Downtown Jamaica District (DJ), enable Mandatory Inclusionary Housing (MIH) provisions within DJ, and modify Appendix F to establish an MIH Area;

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 20, 2021;

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 3, 2021 (CEQR No. 20DCP075Q) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (the “E” Designation (E-591));

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-591).

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, C 210192 ZMQ, incorporated by reference herein, and the record before the Council, 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 No. 15b:

1. changing from an R3X District to an R7A District property bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;
2. changing from an R6A District to an R7A District property bounded by a line 100 feet northerly of Hillside Avenue, Chelsea Street, Hillside Avenue, and Dalny Road;
3. establishing within a proposed R7A District a C2-4 District bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road; and
4. establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-591, Community District 8, 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 \_\_\_\_\_, 2021, on file in this office.

City Clerk, Clerk of The Council