



Legislation Details (With Text)

**File #:** Res 1856-2021      **Version:** \*      **Name:** LU 952 - Zoning, 31st Street and Hoyt Avenue Rezoning, Queens (C 210200 ZMQ)

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

**In control:** Committee on Land Use

**On agenda:** 12/9/2021

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210200 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 952).

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

**Indexes:**

**Attachments:** 1. Res. No. 1856, 2. Calendar of the Zoning Subcommittee Meeting - December 2, 2021, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, 4. December 9, 2021 - Stated Meeting Agenda, 5. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 6. Committee Report, 7. Hearing Transcript - Stated Meeting 12-9-21, 8. Minutes of the Stated Meeting - December 9, 2021

Date	Ver.	Action By	Action	Result
12/7/2021	*	Committee on Land Use	P-C Item Approved by Comm	
12/9/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1856**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210200 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 952).**

**By Council Members Salamanca and Moya**

WHEREAS, MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, 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. 9a, by changing from an R5B District to a C4-4 District, changing from a C4-3 District to a C4-4 District, changing from an R5B District to a C4-5X District, and changing from a C4-3 District to a C4-5X District, which in conjunction with the related action would facilitate the construction of three new mixed-use buildings with residential, commercial, and community facility uses on properties fronting on the 31st Street corridor in the Astoria neighborhood of Queens, Community District 1 (ULURP No. C 210200 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on December 1, 2021 its decision dated December 1, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210201 ZRQ (Pre. 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 of

the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on December 2, 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 June 21<sup>st</sup>, 2021 (CEQR No. 21DCP117Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-623) (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 (E) Designation (E-623) and 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, C 210200 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. 9a:

1. changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24<sup>th</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 200 feet northeasterly of 24<sup>th</sup> Road, and a line 80 feet southeasterly of 31<sup>st</sup> Street;
2. changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 130 feet southwesterly of 24<sup>th</sup> Avenue, a line 80 feet southeasterly of 31<sup>st</sup> Street, a line 200 feet northeasterly of 24<sup>th</sup> Road, and 31<sup>st</sup> Street;
3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Road, a line 90 feet southeasterly of 31<sup>st</sup> Street, 24<sup>th</sup> Road, 32<sup>nd</sup> Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31<sup>st</sup> Street; and
4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Road, a line 80 feet southeasterly of 31<sup>st</sup> Street, Astoria Boulevard North, and 31<sup>st</sup> Street.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623, Borough of Queens, Community District 1.

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