



Legislation Text

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**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 279**

Resolution approving the decision of the City Planning Commission on ULURP No. C 210234 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 81).

By Council Members Salamanca and Riley

WHEREAS, JPP 33rd Street, LLC and Lily & John Realty Inc., 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 R5 District to an M1-5 / R6A District and establishing a Special Mixed Use District (MX-23), which in conjunction with the related action would facilitate the development of two eight-story mixed use residential, commercial, and light-industrial buildings located at 33-33 11th Street in the Ravenswood neighborhood of Queens, Community District 1 (ULURP No. C 210234 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 13, 2022 its decision dated June 8, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210235 ZRQ (Pre. L.U. No. 82), a zoning text amendment to create a new Special Mixed Use District designation (MX-23) and to establish 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 June 14, 2022;

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 Conditional Negative Declaration (CND) was issued on June 6, 2022 (CEQR No. 21DCP118Q), which includes an (E) designation (E-661) for hazardous materials, air quality, and noise on the development site (Block 318, Lots 1, 15, and 22) and an (E) designation for hazardous materials and air quality on the non-applicant-owned lots (Block 318, Lots 9 and 11) to avoid the potential for significant adverse impacts. As described in the CND, the applicant will enter into a Restrictive Declaration to ensure implementation of measures relating to transportation and construction.

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

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 210234 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 R5 District to an M1-5 / R6A District property bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street,

as shown on a diagram (for illustrative purposes only) dated February 14, 2022, and subject to the conditions of CEQR Declaration E-661, 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 _____, 2022, on file in this office.

City Clerk, Clerk of The Council