



IN THE MATTER OF an application submitted by MEDREP Associates, LLC, pursuant to Section 201 of the New York City Charter, 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, Borough of Queens, Community District 1.

This application for an amendment of the Zoning Resolution of the City of New York was filed on March 3, 2020 by MEDREP Associates, LLC to establish a Mandatory Inclusionary Housing (MIH) area in conjunction with the related application for a zoning map amendment. Together, these actions would facilitate the development of an 11-story mixed-use building containing 104 residential units, ground floor commercial space, and community facility space in the cellar at 30-02 Newtown Avenue in the Astoria neighborhood of Queens, Community District 1.

RELATED ACTIONS

In addition to the zoning text amendment (N 200283 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 200282 ZMQ Zoning map amendment to change a C4-4A zoning district to a C4-4D zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200282 ZMQ).

ENVIRONMENTAL REVIEW

The application (C 200283 ZRQ) was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. This designated CEQR numbers is 20DCP090Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200282 ZMQ).

PUBLIC REVIEW

This application (N 200283 ZRQ) was duly referred to Queen Community Board 1 and the Queens Borough President on December 14, 2020 in accordance with the procedures for non-ULURP matters, along with the application for the related zoning map amendment (C 200282 ZMQ), which was certified as complete by the Department of City Planning on December 14, 2020 and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On January 19, 2021, Queens Community Board 1 held a public hearing on this application (N 200283 ZRQ) and the related application for a zoning map amendment (C 200282 ZMQ). On January 19, 2021 by a vote of 19 in favor, 11 against and three not voting for cause, recommended approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 200283 ZRQ) and the related action for a zoning map amendment (C 200282 ZMQ), and on March 2, 2021, issued a recommendation approving the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 200282 ZMQ).

City Planning Commission Public Hearing

On March 3, 2021 (Calendar No. 5), the City Planning Commission scheduled March 17, 2021 for a public hearing on this application (N 200283 ZRQ) and the related action for a zoning map amendment (C 200282 ZMQ). The hearing was duly held on March 17, 2021 (Calendar No. 32).

Five speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 200282 ZMQ).

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200283 ZRQ), in conjunction with the related zoning map amendment (C 200282 ZMQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 200282 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Sections 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City Of New York, effective as of December 16, 1961, and subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ 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

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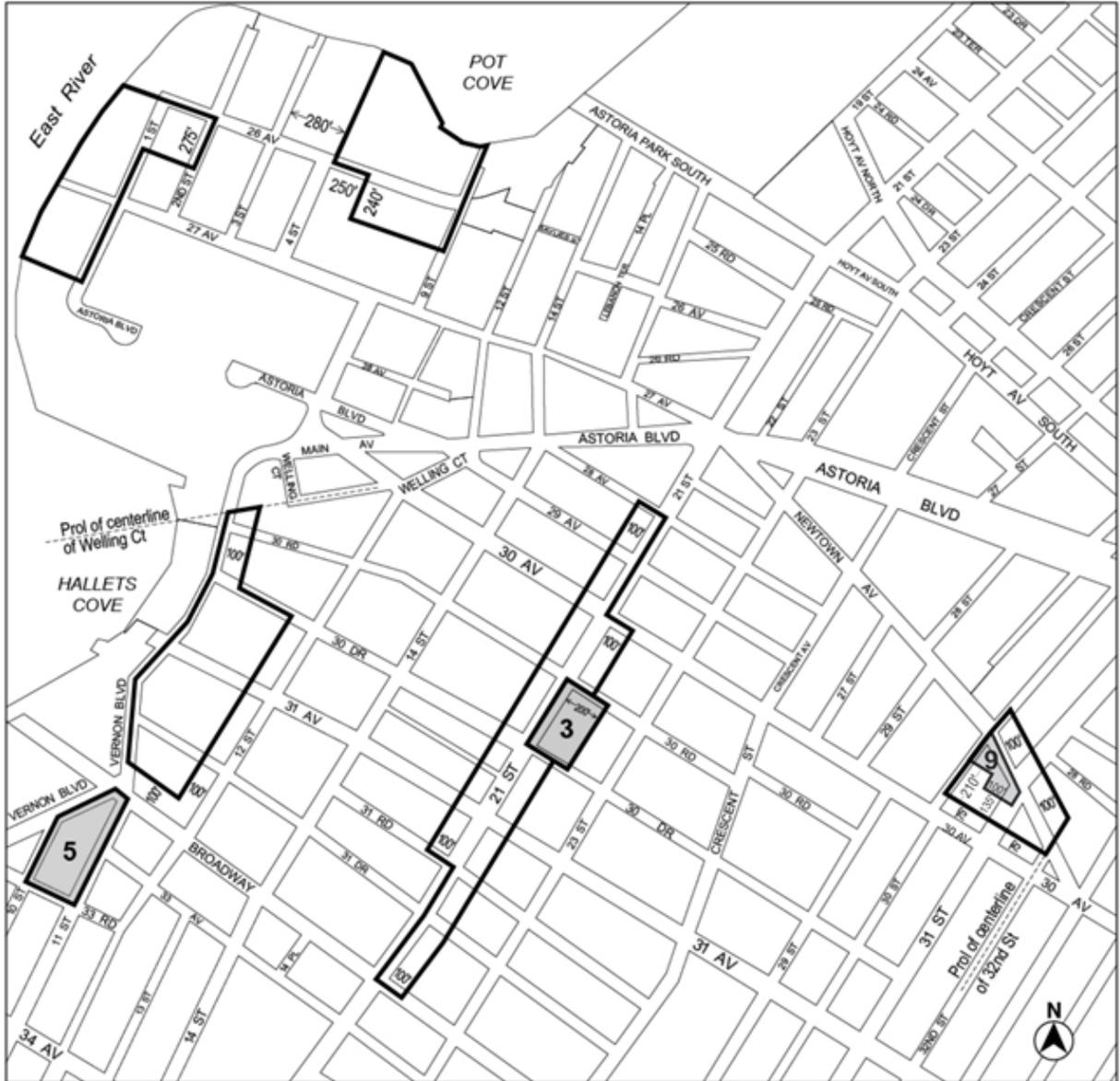
QUEENS

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Queens Community District 1

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[PROPOSED MAP]



-  **Inclusionary Housing designated area**
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
 - Area 3— 10/31/18 MIH Program Option 1 and Option 2
 - Area 5— 10/17/19 MIH Program Option 1
 - Area 9 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

The above resolution (N 200283 ZRQ), duly adopted by the City Planning Commission on April 21, 2021 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chair*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,,
JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*