



IN THE MATTER OF an application submitted by Variety Boys and Girls Club of Queens, 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 to the Zoning Resolution was filed on September 18, 2017 by the Variety Boys and Girls Club of Queens, in conjunction with the related application for a zoning map amendment. The applicant seeks to designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the development of a building with community facility, commercial and residential uses at 21-12 30th Road in the Astoria neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the proposed zoning text amendment (N 180086 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 180085 ZMQ Zoning map amendment to change an R7A/C2-3 and R6B zoning district to a C4-5X district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 180085 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 180086 ZRQ), in conjunction with the related application for a zoning map amendment (C 180085 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the 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 designated CEQR number is 18DCP121Q. The lead agency is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180085 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 180086 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President on May 16, 2018, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 180085 ZMQ), which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (N 180086 ZRQ) on May 24, 2018, and on June 19, 2018, by a vote of 37 in favor, one opposed, and none abstaining, adopted a resolution recommending approval of the application. A summary of the vote and recommendation of Community Board 1 appears in the report for the related zoning map amendment action (C 180085 ZMQ).

Borough President Recommendation

This application (N 180086 ZRQ) was considered by the Queens Borough President who issued a recommendation approving the application on July 26, 2018.

City Planning Commission Public Hearing

On August 8, 2018 (Calendar No. 6), the City Planning Commission scheduled August 22, 2018 for a public hearing on this application (N 180086 ZRQ), in conjunction with the related

application for an amendment to the zoning map (C 180085 ZMQ). The hearing was duly held on August 22, 2018 (Calendar No. 42). There were four speakers, as described in the report for the related action (C 180085 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 180086 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 180085 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 Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 180085 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, 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

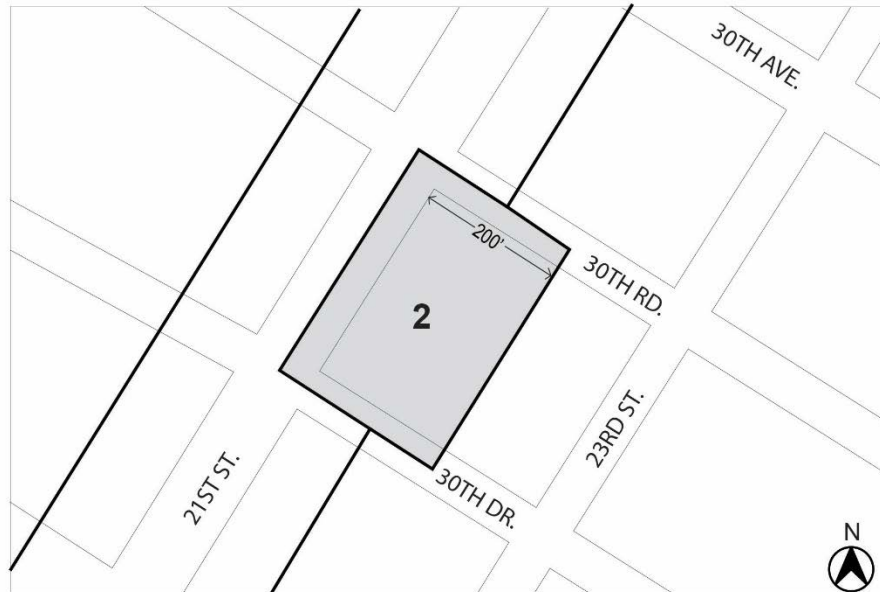
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QUEENS

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Queens Community District 1

Map 4 - [date of adoption]



- Inclusionary Housing designated area*
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)*

Area 2— [date of adoption], MIH Program Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 180086 ZRQ), duly adopted by the City Planning Commission on September 26, 2018 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,
JOSEPH DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARÍN, LARISA ORTIZ, *Commissioners*