



July 9, 2018 / Calendar No. 2

N 180099 ZRQ

IN THE MATTER OF an application submitted by AA 304 GC TIC 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 4.

This application for an amendment to the Zoning Resolution was filed on September 25, 2017 by AA 304 GC TIC LLC to establish a Mandatory Inclusionary Housing (MIH) area in the Elmhurst neighborhood of Queens, Community District 4.

RELATED ACTION

In addition to the proposed zoning text amendment (N 180099 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 180098 ZMQ Zoning map amendment changing property from an R6/C1-3 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 180098 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 180099 ZRQ), in conjunction with the related application for a zoning map amendment (C 180098 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 18DCP045Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180098 ZMQ).

PUBLIC REVIEW

This application (N 180099 ZRQ) was duly referred to Queens Community Board 4 and the Queens Borough President on February 7, 2018, in accordance with procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 180098 ZMQ), which was certified as complete by the Department of City Planning on January 29, 2018, 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 4 held a public hearing on this application (N 180099 ZRQ) on March 13, 2018, and on that day, by a vote of 24 in favor, none opposed, with four abstentions, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 180099 ZRQ) on May 3, 2018 and on May 9, 2018 issued a recommendation to approve the application with modifications/conditions. A summary of the Borough President's recommendation and conditions appears in the report of the related action for a zoning map amendment (C 180098 ZMQ).

City Planning Commission Public Hearing

On May 9, 2018 (Calendar No. 9), the City Planning Commission scheduled a public hearing on this application (N 180099 ZRQ), in conjunction with the application for the related application for an amendment to the zoning map (C 180098 ZMQ). The hearing was duly held on May 23, 2018 (Calendar No. 22). There were several appearances, as described in the report for the related action (C 180098 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 180099 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report (C 180098 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 180098 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

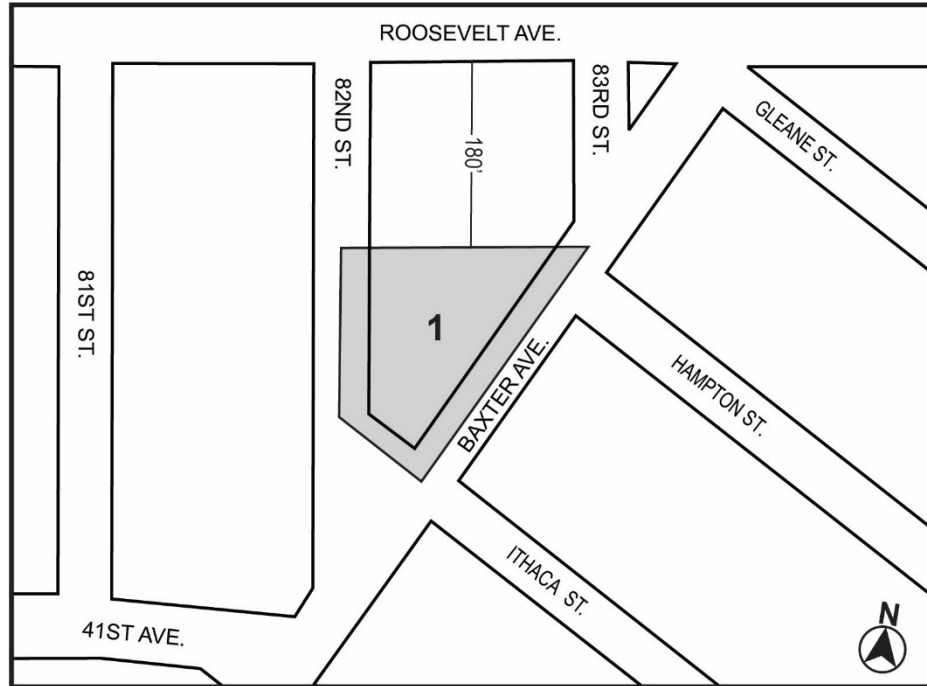
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QUEENS

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Queens Community District 4

Map 1 - [date of adoption]



- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- 1** Area 1 — [date of adoption], MIH Program Option 1 and Deep Affordability Option

Portion of Community District 4, Queens

* * *

The above resolution (N 180099 ZRQ), duly adopted by the City Planning Commission on July 9, 2018 (Calendar No. 2), 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*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III, JOSEPH DOUEK,
RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,
ORLANDO MARÍN**, *Commissioners*

ANNA HAYES LEVIN, LARISA ORTIZ, *Commissioners*, Voting “No”