



IN THE MATTER OF an application submitted by Ravi Management, 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 to the Zoning Resolution was filed on January 9, 2018 by Ravi Management, LLC. The applicant requests to designate a Mandatory Inclusionary Housing (MIH) area. Along with the related action, the requested action would facilitate the development of a new eight-story mixed-use building 11-14 35th Avenue in the Ravenswood neighborhood of Queens, Community District 1.

RELATED ACTION

In addition to the zoning text amendment (N 180212 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 180211 ZMQ Zoning Map amendment to change an R5 zoning district to an R6A/C1-3 district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 180211 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 180212 ZRQ), in conjunction with the applications for the related action (C 180211 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 18DCP079Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180211 ZMQ).

PUBLIC REVIEW

This application (N 180212 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President on May 7, 2018 in accordance with the procedures for non-ULURP matters, along with the application for the related zoning map amendment (C 180211 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 180212 ZRQ) on May 24, 2018, and on June 19, 2018, by a vote of 32 in favor, five opposed, and none abstaining, adopted a recommendation to approve the application with conditions. A summary of Community Board 1's recommendation and conditions appear in the report for the related zoning map amendment (C 180211 ZMQ).

Borough President Recommendation

This application (N 180212 ZRQ) was considered by the Queens Borough President who issued a recommendation with conditions on July 26, 2018. A summary of the Borough President's recommendation and conditions appear in the report for the related zoning map amendment (C 180211 ZMQ).

City Planning Commission Public Hearing

On August 8, 2018 (Calendar No. 8), the City Planning Commission scheduled August 22, 2018, for a public hearing on this application (N 180212 ZRQ), in conjunction with the related application (C 180211 ZMQ). The hearing was duly held on August 22, 2018 (Calendar No. 44). There were two appearances, as described in the report for the related zoning map amendment (C 180211 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 180212 ZRQ), in conjunction with the related application (C 180211 ZMQ), 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 180211 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

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 180211 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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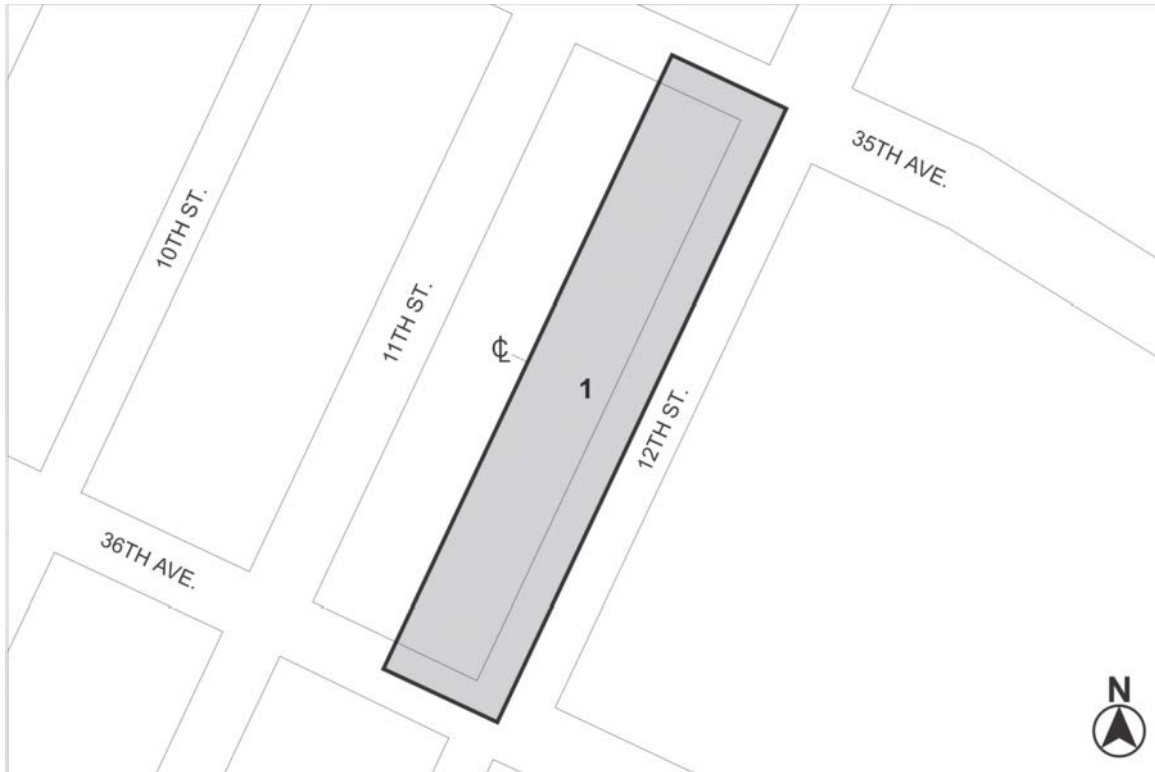
Queens

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Queens Community District 1

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Map 4 – [date of adoption]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 180212 ZRQ), duly adopted by the City Planning Commission on September 26, 2018 (Calendar No. 22), 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 I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*