DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

QUEENS OFFICE

MEMORANDUM

To: City Planning Commission

From: Scott Solomon

Cc: Alexis Wheeler, Danielle DeCerbo, Hannah Marcus, Susan Amron, Ryan Singer, James Harris, Dominick Answini, Kiyoshi Yamazaki, Paul Power, Soki Ng, Frank Ruchala, Chris Hayner, Sara Avila

Date: November 15, 2021

Subject: 185-17 Hillside Avenue Rezoning (N 210193 ZRQ)

Enclosed are copies of a City Council letter recommending modifications to the 185-17 Hillside Avenue Rezoning (N 210193 ZRQ). City Council recommends modifying the MIH Program applicable to this site from Options 1 and 2 to Option 1. The Department of City Planning received this recommendation on November 12, 2021.

Alexis M. Wheeler, Director
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(718) 520-2100 FAX (718) 520-2096
www.nyc.gov/planning

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 15, 2021

City Council
City Hall
New York, NY 10007

Re: 185-17 Hillside Avenue Rezoning
ULURP No. N 210193 ZRQ
Related Application: C 210192 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 12, 2021 from the City Council regarding the proposed modification to the above-referenced application submitted by 18517 Hillside LLC for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing Mandatory Inclusionary Housing areas.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 15, 2021 has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

Anita Laremont

c: A. Wheeler, S. Amron, P. Power, C. Hayner, D. DeCerbo, R. Singer, K. Yamasaki, S. Avila, S. Solomon, J. Harris, S. Ng, H. Marcus, D. Answini, F. Ruchala

Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
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RAJU MANN
DIRECTOR

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November 12, 2021

Honorable Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: N 210193 ZRQ (L.U. No. 883)
Related Application No.: C 210192 ZMQ (L.U. No. 882)

185-17 Hillside Avenue Rezoning

Dear Chair Laremont:

On November 10, 2021 the Land Use Committee of the City Council, by a vote of 18-0-0 for Application **N 210193 ZRQ** recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

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
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

* * *

ARTICLE XI
SPECIAL PURPOSE DISTRICTS

CHAPTER 5
SPECIAL DOWNTOWN JAMAICA DISTRICT

* * *

115-20
SPECIAL BULK REGULATIONS

115-21
Floor Area Ratio, Open Space and Lot Coverage

* * *

(b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special regulations for Inclusionary Housing designated areas ~~regulations~~) or Section 115-212 (Special regulations for Mandatory Inclusionary Housing Area), as applicable, for the ~~applicable~~ district.

* * *

115-211
Special ~~Inclusionary Housing~~ regulations for Inclusionary Housing designated areas

(a) Applicability

Locations in R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts designated on APPENDIX F of this Resolution within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified, within the Special District.

* * *

115-212
Special regulations for Mandatory Inclusionary Housing areas

(a) Applicability

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within

the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

(b) Height and setback

The height and setback regulations of Sections 23-952 (Height and setback for Mandatory Inclusionary Housing areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section 115-23, inclusive.

* * *

115-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

115-51
Parking and Loading Regulations

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

(a) #Commercial# and #manufacturing uses

#In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

* * *

(4) Modification of Waiver of Parking Requirements

* * *

(iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) #Residential uses#

* * *

(2) The required #accessory# off-street parking space regulations of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES), inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b)(3) and (b)(4) of this Section.

(3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified, as follows:

(i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on September 10, 2007, and on the date of application for a building permit.

(ii) For all #developments# or #enlargements# containing #residences#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

* * *

(c) #MIH sites#

For #residential uses# on #MIH sites#, the provisions of paragraphs (a)(4), (b)(2) and (b)(3) of this Section shall not apply. In lieu thereof, the underlying off-street parking provisions shall apply.

* * *

Article XI – Special Purpose Districts

* * *

Chapter 5
Special Downtown Jamaica District

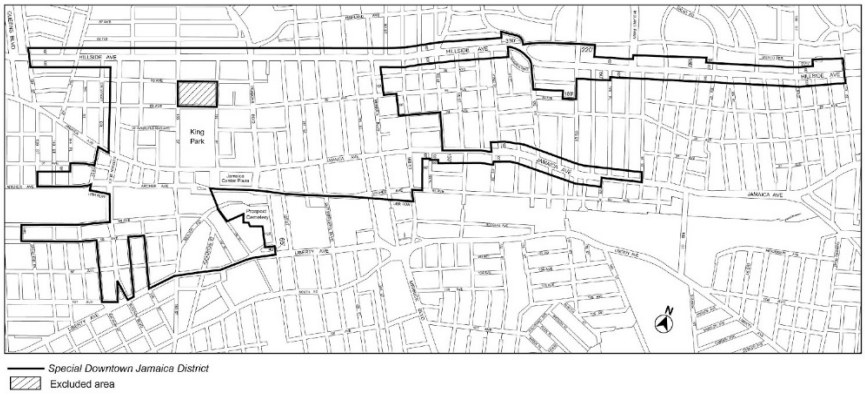
* * *

APPENDIX A
Special Downtown Jamaica District Maps

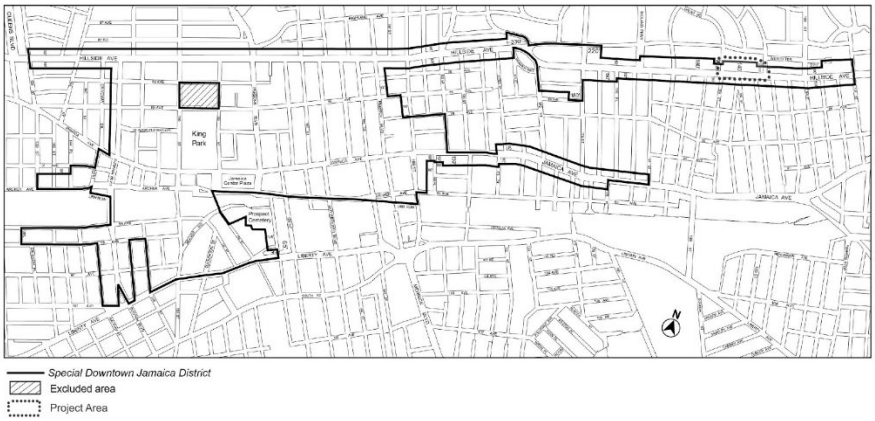
* * *

Map 1 – Special Downtown Jamaica District

[EXISTING]



[PROPOSED]



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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Queens

* * *

Queens Community District 8

* * *

Map 2– [date of adoption]



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

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

Portion of Community District 8, Queens

* * *

Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



…….
Julie Lubin,
General Counsel

JL:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
Ryan Cote, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File

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