THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 337

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 220197 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 91).

By Council Members Salamanca and Riley

WHEREAS, Astoria Owners, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related actions would facilitate the proposed Halletts North mixed-use development and waterfront public access area (WPAA) at 3-15 26th Avenue (Block 911, Lots 1 and 49) in the Astoria neighborhood of Queens, Community District 1 (ULURP No. N 220197 ZRQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on July 26, 2022 its decision dated July 25, 2022 (the "Decision"), on the Application;

WHEREAS, the Application is related to applications C 220196 ZMQ (Pre. L.U. No. 90), a zoning map amendment to rezone an M1-1 zoning district to a R7-3/C2-4 zoning district; C 220198 ZSQ (L.U. No. 94), a waterfront special permit to modify bulk requirements; C 220206 MMQ (L.U. No. 95), a city map change to demap a segment of Third Street north of 26th Avenue; and N 220353 ZAQ (L.U. No. 96), a waterfront authorization to modify requirements pertaining to the location and minimum dimension of elements within the WPAA);

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on July 28, 2022;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued February 19th, 2021 (CEQR No. 21DCP138Q) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on July 14, 2022, in which potential significant adverse impacts related to hazardous materials, air quality, and noise would be avoided through the placement of (E) designations (E-671) on Projected Development Sites 1 and 2 (Block 911, Lots 1 and 49, respectively). The FEIS determined that the proposed actions could have significant adverse impacts with respect to community facilities (elementary schools and early childhood programs), open space, transportation (transit, traffic, pedestrians, and noise), noise, and construction (transportation and noise); and the identified significant adverse impacts and proposed mitigation measures are summarized in Chapter 18,

"Mitigation" of the FEIS, and are included in the Restrictive Declaration. The technical Memorandum dated July 22, 2022 concludes that the application as modified would not result in any significant adverse impacts that were not already identified in the FEIS issued on July 14, 2022 (the "Technical Memorandum").

RESOLVED:

Having considered the FEIS and Technical Memorandum with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

2. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and

3. Consistent with social, economic, and other essential considerations from among the reasonable alternatives thereto, the action, with the modifications set forth and analyzed in the Technical Memorandum dated July 22, 2022, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

4. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, pursuant to the restrictive declaration attached as Exhibit A to City Planning Commission report for C 220198 ZSQ, those project components related to environment and mitigation measures that were identified as practicable.

The Decision, together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 201 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 220197 ZRQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter <u>underlined</u> 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 <u>double-underlined</u> is new, added by the City Council

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

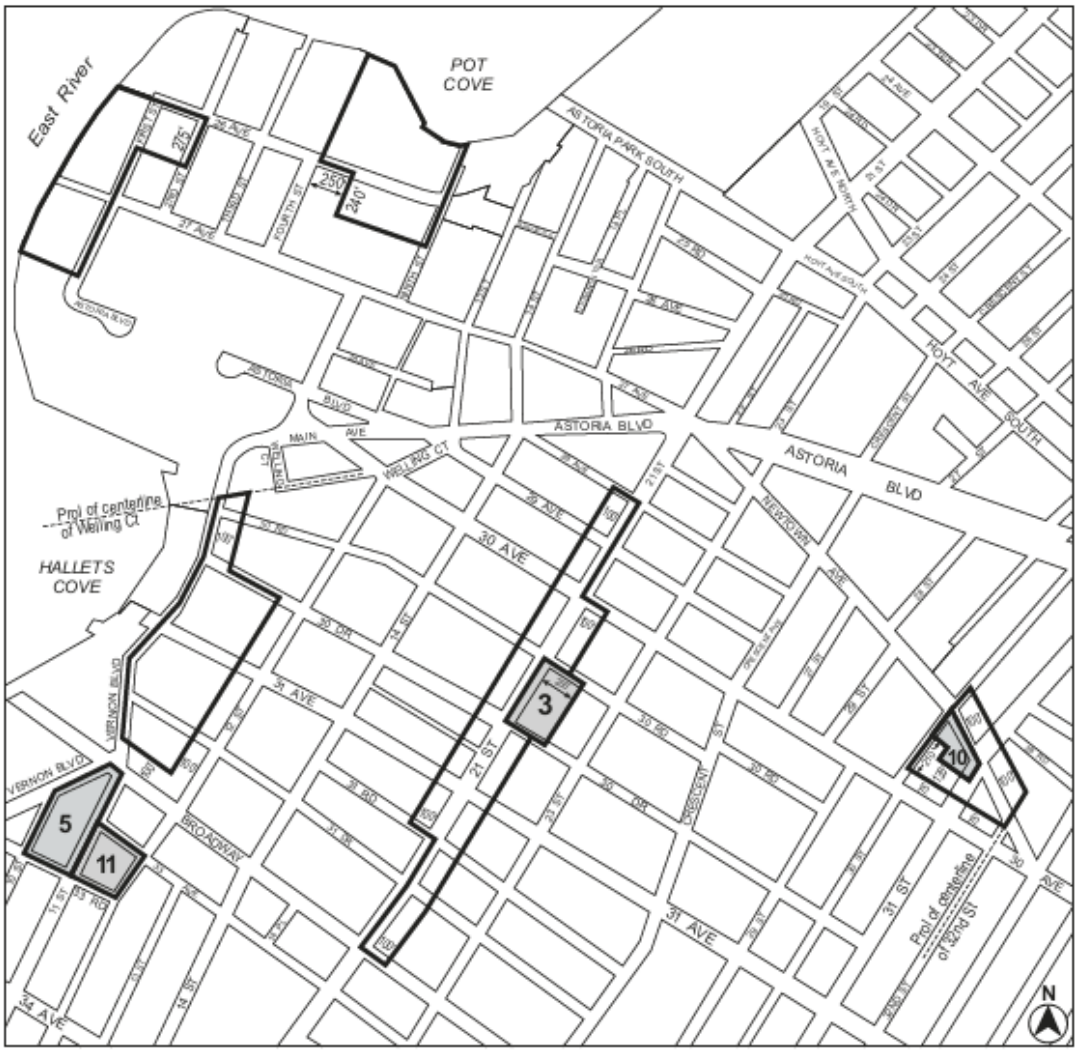
* * *

QUEENS

Queens Community District 1

Map 1 - [date of adoption]

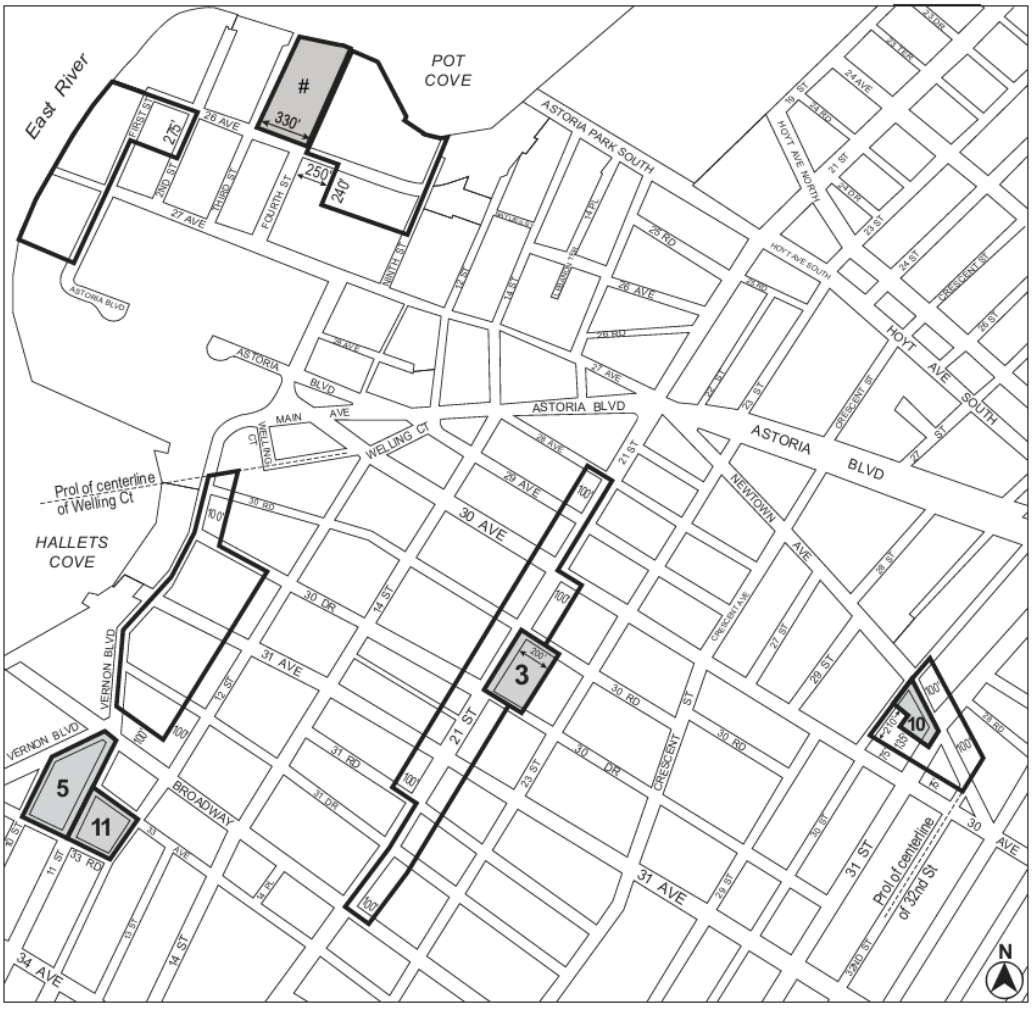
[EXISTING MAP]



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 **10** – 6/17/21 MIH Program Option 1
Area **11** – 10/21/21 MIH Program Option 1

[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 **10** – 6/17/21 MIH Program Option 1
Area **11** – 10/21/21 MIH Program Option 1
Area # - [date of adoption] MIH Program Option 1 and Deep Affordability Option

Portion of Community District 1, Queens

* * *

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2022, on file in this office.

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City Clerk, Clerk of The Council