



January 7, 2026 / Calendar No. 11

N 240335 ZRQ

CORRECTED¹

IN THE MATTER OF an application submitted by Catholic Medical Mission Board, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area in Queens, Community District 1.

This application for a zoning text amendment (N 240335 ZRQ) was filed by the Catholic Medical Mission Board on May 5, 2024. This application, in conjunction with a related application for a zoning map amendment (C 240334 ZMQ), would facilitate the development of a 10 story mixed-use building with 258 dwelling units, approximately 77 of which would be permanently income-restricted, ground-floor commercial retail, office and light industrial space at 33-01 11th Street in the Ravenswood neighborhood of Queens, Community District 1.

RELATED ACTIONS

In addition to the zoning text amendment (N 240335 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 240334 ZMQ Zoning map amendment to change an R5 zoning district to an M1-4/R7A zoning district and to map a Special Mixed Use District (MX-23).

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment (C 240334 ZMQ).

¹ The report (N 240335 ZRQ) has been administratively corrected on February 23, 2026. The original report inadvertently left out the existing map in the Docket.

ENVIRONMENTAL REVIEW

This application (N 240335 ZRQ), in conjunction with the related application for a zoning map amendment (C 240334 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 lead is the CPC. The designated CEQR number is 24DCP128Q.

A full summary of the environmental review appears in the report for the related zoning map amendment (C 240334 ZMQ).

PUBLIC REVIEW

This application (N 240335 ZRQ) was duly referred to Queens Community Board 1 and the Queens Borough President in accordance with the procedures for non-Uniform Land Use Review Procedure (ULURP) matters, along with the related application for a zoning map amendment (C 240334 ZMQ), which was certified as complete by the Department of City Planning and duly referred 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 240335 ZRQ) and the related application for a zoning map amendment (C 240334 ZMQ) on September 16, 2025, and on that date, by a vote of 18 in favor, 17 opposed, zero abstaining, and one not voting for cause on a motion, adopted a resolution recommending disapproval of the application with conditions.

A full summary of the Community Board public hearing appears in the report for the related zoning map amendment (C 240334 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 240335 ZRQ) and the related action for a zoning map amendment (C 240334 ZMQ) on September 18, 2025, and on

October 23, 2025, issued a recommendation to approve the application with conditions. A summary of the vote appears in the report for the related zoning map amendment (C 240334 ZMQ).

City Planning Commission Public Hearing

On November 19, 2025 (Calendar No. 8), the CPC scheduled December 3, 2025, for a public hearing on this application (N 240335 ZRQ) and the related application for a zoning map amendment (C 240334 ZMQ). The hearing was duly held on December 3, 2025 (Calendar No. 17).

One speaker testified in favor of the application, and none were in opposition, as described in the report for the related zoning map amendment (C 240334 ZMQ), and the hearing was closed

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 240335 ZRQ), in conjunction with the related application for a zoning map amendment (C 240334 ZMQ), is appropriate.

A full summary of the consideration appears in the report for the related zoning map amendment (C 240334 ZMQ).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on August 8, 2025, with respect to this application (CEQR No. 24DCP128Q), 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 Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described

in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, 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

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

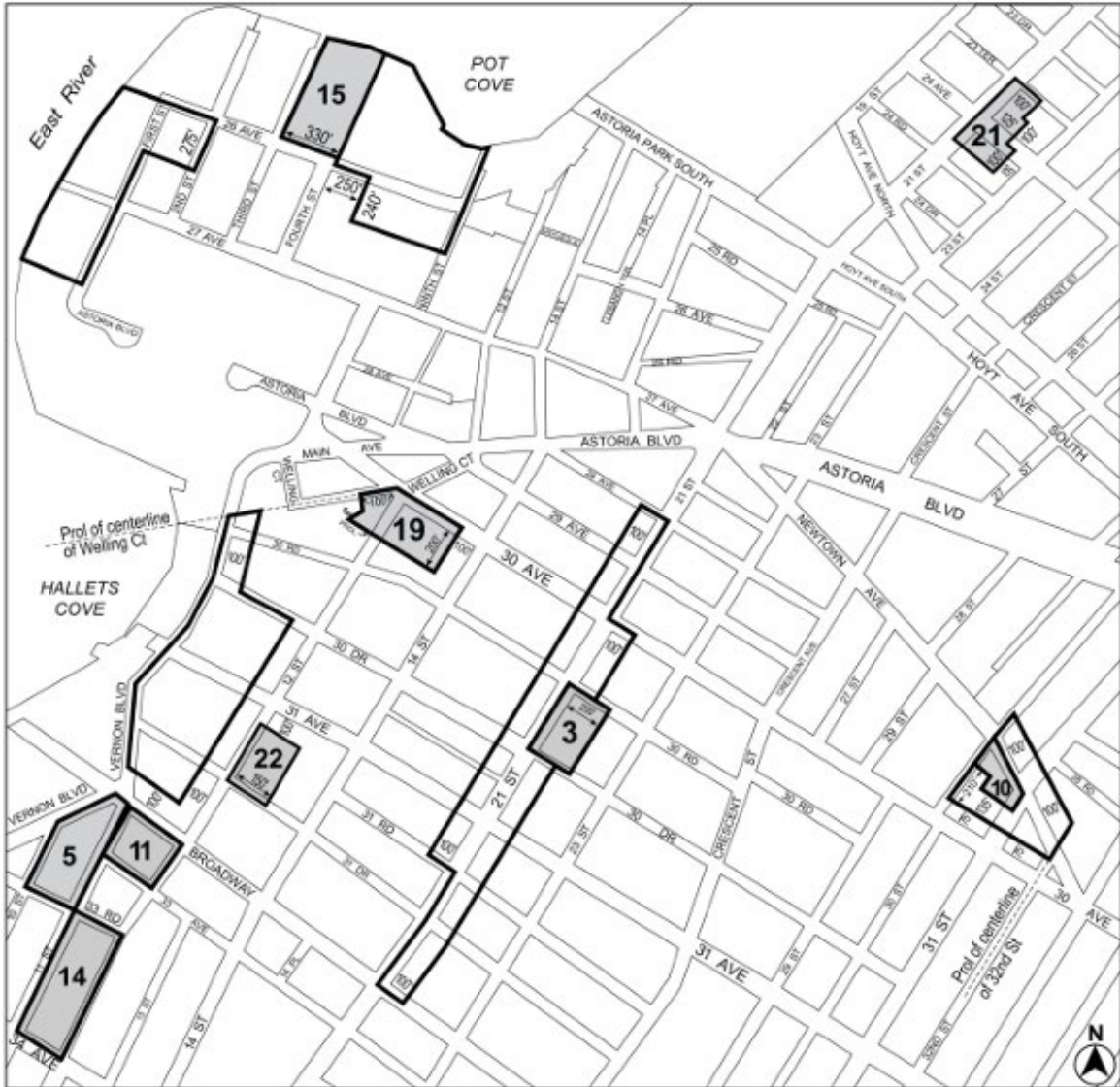
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

Queens Community District 1

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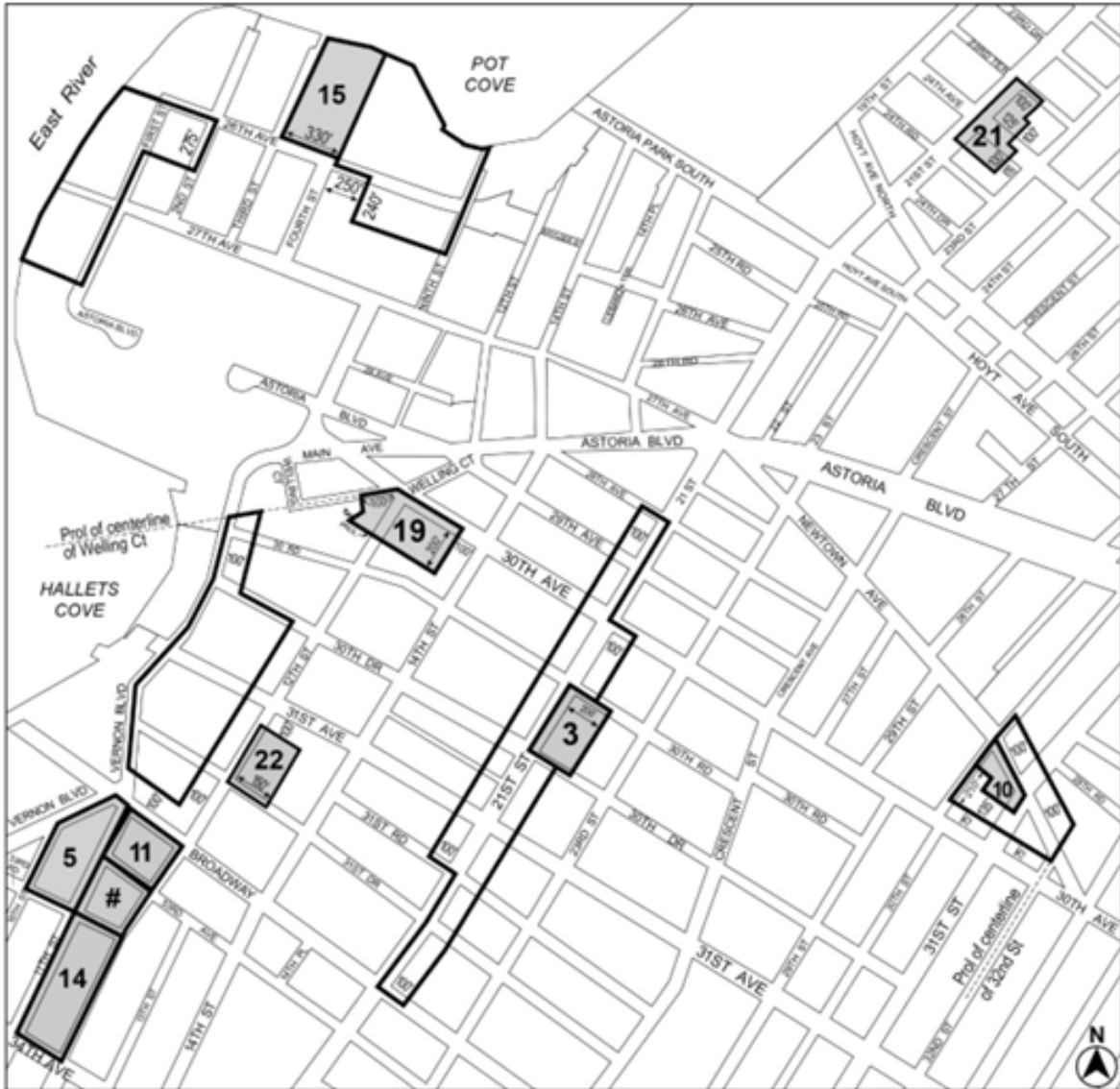
Map 1 – [date of adoption]

[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
- Area 14 – 7/14/22 MIH Program Option 1
- Area 15 – 9/29/22 MIH Program Option 1 and Deep Affordability Option
- Area 19 – 4/11/24 MIH Program Option 1 and Deep Affordability Option
- Area 21 – 9/26/24 MIH Program Option 1 and Option 2
- Area 22 – 10/10/24 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



- Former Inclusionary Housing designated area
- Mandatory Inclusionary Housing area
- Area 3 – 10/31/18 MIH Option 1 and Option 2
- Area 5 – 10/17/19 MIH Option 1
- Area 10 – 6/17/21 MIH Option 1
- Area 11 – 10/21/21 MIH Option 1
- Area 14 – 7/14/22 MIH Option 1
- Area 15 – 9/29/22 MIH Option 1 and Option 3
- Area 19 – 4/11/24 MIH Option 1 and Option 3
- Area 21 – 9/26/24 MIH Option 1 and Option 2
- Area 22 – 10/10/24 MIH Option 1 and Option 3
- Area # – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 1, Queens

* * *

The above resolution (N 240335 ZRQ), duly adopted by the City Planning Commission on January 7, 2026 (Calendar No. 11), 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.

DANIEL R. GARODNICK Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

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ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D., RAJ RAMPERSHAD,

Commissioners