



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 28, 2022

City Council  
City Hall  
New York, NY 10007

Re: 98-81 Queens Boulevard Rezoning  
ULURP No. N 210162 ZRQ  
Related Applications: C 210161 ZMQ  
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated March 22, 2022, from the City Council regarding the proposed modification to the above-referenced application submitted by Trylon, LLC for a zoning map amendment and zoning text amendment.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 28, 2022, has determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daniel R. Garodnick".

Daniel R. Garodnick

c: A. Wheeler                      D. DeCerbo                      S. Avila                      H. Marcus  
S. Amron                              R. Singer                              W. Vidal

Daniel R. Garodnick, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
(212) 720-3200  
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THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
250 BROADWAY - ROOM 1602  
NEW YORK NEW YORK 10007

RAJU MANN  
DIRECTOR

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March 22, 2022

Honorable Dan Garodnick, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Application No.: N 210162 ZRQ (L.U. No. 27)**  
**Related Application No.: C 210161 ZMQ (L.U. No. 26)**

**98-81 Queens Boulevard Rezoning**

Dear Chair Garodnick:

On March 21, 2022 the Land Use Committee of the City Council, by a vote of 12-0-0 for Application N **210162 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 ~~double struck out~~ is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council
- 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**

Honorable Dan Garodnick, Chair  
Application No.: N 210162 ZRQ  
March 22, 2022  
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\* \* \*

**QUEENS**


\* \* \*

**Queens Community District 6**

\* \* \*

Map 4 – [date of adoption]



 Mandatory Inclusionary Housing area (see Section 23-154(d)(3))  
Area # — [date of adoption] MIH Program Option 1 ~~and Option 2~~

**Honorable Dan Garodnick, Chair**  
**Application No.: N 210162 ZRQ**  
**March 22, 2022**  
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Portion of Community District 6, Queens

\* \* \*

Please feel free to contact me at [AHuh@council.nyc.gov](mailto:AHuh@council.nyc.gov) if you or your staff have any questions in this regard.

Sincerely,



.....  
Arthur Huh,  
Assistant General Counsel

AH:mcs

C: Members, City Planning Commission  
Raju Mann, Director, Land Use Division  
Brian Paul, Deputy Director  
Chelsea Kelley, Deputy Director  
Jeff Campagna, Deputy General Counsel  
Angelina Martinez-Rubio, Deputy General Counsel  
James Cottone, Project Manager  
Susan Amron, Esq., DCP  
James Harris, DCP  
Danielle J. DeCerbo, DCP  
File