



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

March 19, 2025

New York City Council
City Hall
New York, NY 10007

Re: 123-12 Sutphin Boulevard Rezoning
ULURP Nos. C 240186 ZMQ and N 240187 ZRQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated March 18, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ for a zoning map amendment from R6, R3A, and R3A/C1-3 to R6A/C1-3, R6A and R3A zoning districts and a zoning text amendment to ZR Appendix F to establish an MIH Area with MIH Options 1 and 2.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 19, 2025, determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

A handwritten signature in black ink that reads "Daniel R. Garodnick" with a stylized flourish at the end.

c: L. Zeng D. DeCerro A. Wasserman S. Amron D. Answini