



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

October 2, 2023

City Council
City Hall
New York, NY 10007

Re: 42-18 31st Ave Rezoning
ULURP No. N 230013 ZRQ
Related Application: ULURP No. C 230012 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated September 21, 2023, from the City Council regarding the proposed modification to the above-referenced application submitted by 42-18 Development LLC for a zoning text amendment to Appendix F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on October 2, 2023, 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.

Sincerely yours,

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

Daniel R. Garodnick

c: A. Wheeler
S. Amron

D. DeCerbo
J. Kim

T. Delys



THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

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September 21, 2023

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

**Re: Application No. N 230013 ZRQ (L.U. No. 261)
Related Application No. C 230012 ZMQ (L.U. No. 260)**

42-18 31st Avenue Rezoning

Dear Chair Garodnick:

On September 20, 2023, the Land Use Committee of the City Council, by a vote of 11-0-0 for Application **N 230013 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

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

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Honorable Dan Garodnick, Chair
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QUEENS

* * *


Queens Community District 1

* * *

Map 11 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area # — [date of adoption] MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option
Portion of Community District 1, Queens

* * *

Please feel free to contact me at WVidal@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,

.....
William Vidal,
Deputy General Counsel

Honorable Dan Garodnick, Chair
Application No. N 230013 ZRQ
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WV:SFN

C: Members, City Planning Commission
Perris Straughter, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Arthur Huh, Deputy General Counsel
James Cottone, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File