



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 28, 2022

City Council
City Hall
New York, NY 10007

Re: 97-04 Sutphin Boulevard Rezoning
ULURP No. N 210214 ZRQ
Related Application: C 210213 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 modifications to the above-referenced application submitted by BG Sutphin 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 March 28, 2022, has 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,

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

Daniel R. Garodnick

c: A. Wheeler D. DeCerbo S. Everett H. Marcus
S. Amron R. Singer D. Answini

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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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 210214 ZRQ (L.U. No. 17)
Related Application No.: C 210213 ZMQ (L.U. No. 16)

97-04 Sutphin 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 **210214 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 210214 ZRQ
March 22, 2022
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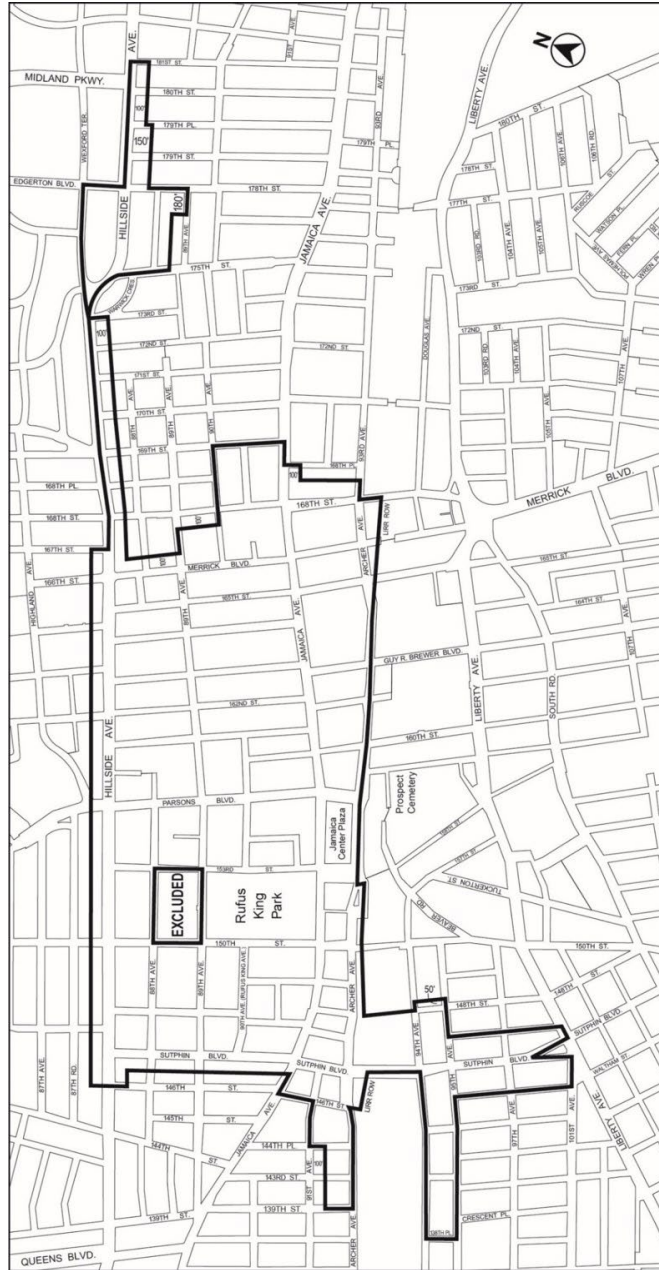
QUEENS

* * *

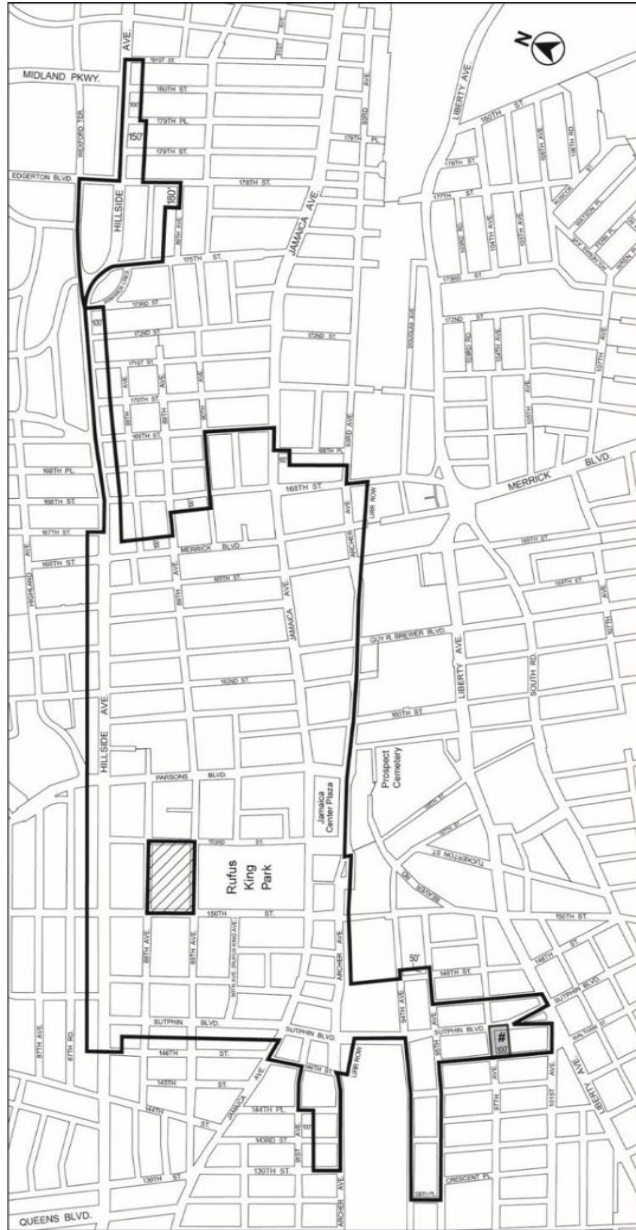
Queens Community Districts 8 and 12




Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing designated area
-  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
-  Excluded Area

Honorable Dan Garodnick, Chair
Application No.: N 210214 ZRQ
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Portion of Community Districts 8 and 12, Queens

* * *

Please feel free to contact me at 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