



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

December 13, 2021

City Council
City Hall
New York, NY 10007

Re: 160-05 Archer Ave – SDJD Curb Cut Text Amendment & Authorization
ULURP No. N 210232 ZRQ
Related Applications: N 210233 ZAQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the “Commission”) has received the attached correspondence, dated December 7, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by Archer 1 LLC for the establishment of a Commission authorization within the Special Downtown Jamaica District to allow curb cuts in certain locations on restricted streets.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on December 13, 2021, 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 blue ink that reads "Anita L".

Anita Laremont

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



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

**RAJU MANN
DIRECTOR**

**TEL.: 212-788-7335
RMANN@COUNCIL.NYC.GOV**

December 7, 2021

Honorable Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: N 210232 ZRQ (L.U. No. 938)

160-05 Archer Avenue

Dear Chair Laremont:

On December 7, 2021 the Land Use Committee of the City Council, by a vote of 13-0-0 for Application **N 210232 ZRQ**, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

N 210232 ZRQ (L.U. No. 938)

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter double underlined is a modification made by City Council, to be added;

Matter double ~~struck-out~~ is to be deleted by City Council

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

*** indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE XI

SPECIAL PURPOSE DISTRICTS

Chapter 5

Special Downtown Jamaica District (DJ)

* * *

115-50

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

* * *

115-53

Authorization for Curb Cut

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, t~~The City~~
Planning Commission may authorize, subject to the applicable zoning district regulations, curb
cuts that are prohibited by Section 115-52 (Location of Access to the Street), provided the
Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

Honorable Anita Laremont, Chair
Application No.: N 210232 ZRQ
December 7, 2021
Page 3 of 4

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

115-60

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

* * *

Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



.....
Julie Lubin,
General Counsel

JL:kg

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel

Honorable Anita Laremont, Chair
Application No.: N 210232 ZRQ
December 7, 2021
Page 4 of 4

Arthur Huh, Assistant General Counsel
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
Edith Hsu-Chen, DCP
File