



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

October 11, 2022

City Council
City Hall
New York, NY 10007

Re: 40-25 Crescent Street Rezoning
ULURP No. N 220170 ZRQ
Related Applications: C 220169 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 6, 2022, from the City Council regarding the proposed modifications to the above-referenced application submitted by Crescent Street Associates, LLC for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F 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 11, 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.

Sincerely yours,

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

Daniel R. Garodnick

c: Alexis Wheeler D. DeCerbo R. Singer
S. Amron Luis Garcia Martinez

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
www.nyc.gov/planning



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

PERRIS STRAUGHTER
DIRECTOR

TEL.: 212-788-7335
PSTRAUGHTER@COUNCIL.NYC.GOV

October 6, 2022

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

**Re: Application No. N 220170 ZRQ (Pre. L.U. No. 118)
Related Application No. C 220169 ZMQ (Pre. L.U. No. 117)**

40-25 Crescent Street Rezoning

Dear Chair Garodnick:

On October 6, 2022 the Land Use Committee of the City Council, by a vote of 11-0-0 for Application N **220170 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;
Matter ~~double-struck-out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council
* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 7
Special Long Island City Mixed Use District**

117-00
GENERAL PURPOSES

* * *

117-06
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# within the #Special Long Island City Mixed Use District# are shown on the maps in APPENDIX F of this Resolution.

117-60
DUTCH KILLS SUBDISTRICT

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

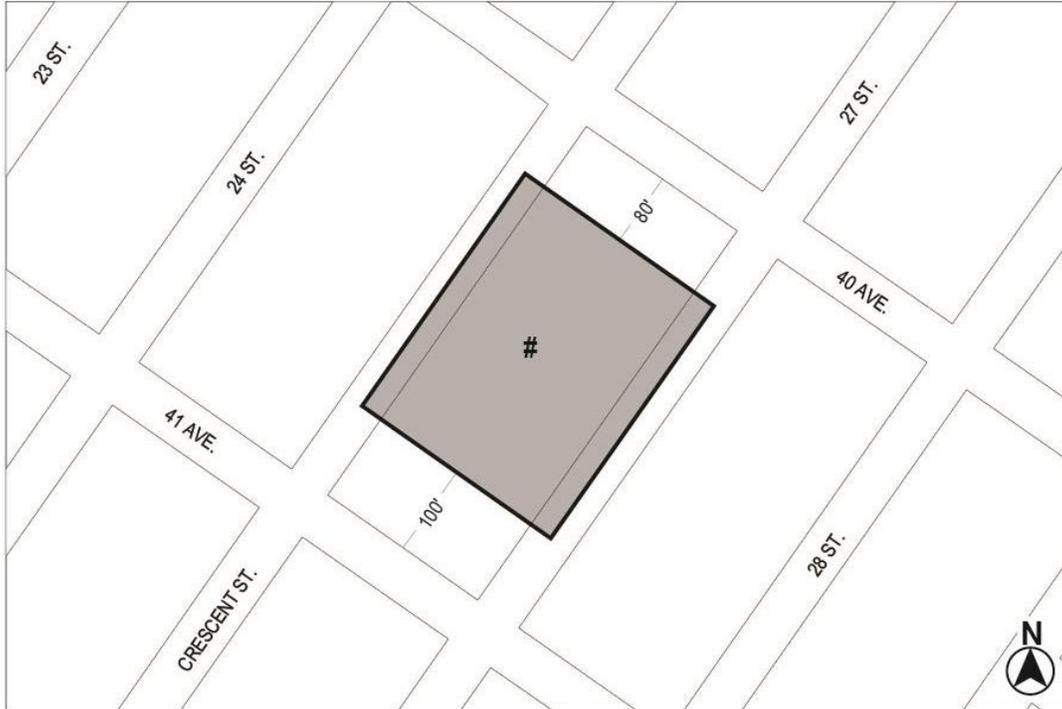
QUEENS

Queens Community District 1

* * *

Map 10 - [date of adoption]

MAP
[modified by Council]



 Mandatory Inclusionary Housing 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 AHuh@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,



Arthur Huh,
Deputy General Counsel

AH:sfn

Honorable Dan Garodnick, Chair

Application No. N 220170 ZRQ

October 6, 2022

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