



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 15, 2022

City Council  
City Hall  
New York, NY 10007

Re: 79-18 164<sup>th</sup> Street Rezoning  
ULURP No. C 220414 ZMQ  
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 31, 2022, from the City Council regarding the proposed modification to the above-referenced application submitted by Mikhail Kantius for an amendment of the Zoning Map, Section No. 14c.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 7, 2022, 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,

Daniel R. Garodnick

c:	A. Wheeler	D. DeCerbo	S. Solomon	J. Harris
	S. Amron	R. Singer	J. Keller	S. Lenard
	K. Ramnarine	A. McCabe	S. Avila	E. Marshall
	S. Shellooe	S. Pierre	K. Ko	



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](mailto:PStraughter@Council.nyc.gov)

October 31, 2022

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

**Re: Application No.: C 220414 ZMQ (L.U. No. 116)**

**79-18 164<sup>th</sup> Street Rezoning**

Dear Chair Garodnick:

On October 25, 2022 the Land Use Committee of the City Council, by a vote of 9-0-0 for Application C 220414 ZMQ 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 ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 14c:

1. eliminating from within an existing R4 District a C1-3 District bounded by a line 100 feet southerly of Union Turnpike, 164<sup>th</sup> Street, the westerly centerline prolongation of 81<sup>st</sup> Avenue, and a line midway between 162<sup>nd</sup> Street and 164<sup>th</sup> Street; and
2. ~~eliminating from within an existing R5D District a C1-3 District bounded by Union Turnpike, 164<sup>th</sup> Street, a line 100 feet southerly of Union Turnpike, and 162<sup>nd</sup> Street;~~
3. establishing within an existing R4 District a C2-3 District bounded by a line 100 feet southerly of Union Turnpike, 164<sup>th</sup> Street, the westerly centerline prolongation of 81<sup>st</sup>

**Honorable Dan Garodnick, Chair**  
**Application No. C 220414 ZMQ**  
**October 31, 2022**  
**Page 2 of 2**

Avenue, and a line midway between 162<sup>nd</sup> Street and 164<sup>th</sup> Street;~~and~~

~~4. establishing within an existing R5D District a C2-3 District bounded by Union Turnpike, 164<sup>th</sup> Street, a line 100 feet southerly of Union Turnpike, and 162<sup>nd</sup> Street;~~

as shown on a diagram (for illustrative purposes only) dated May 9, 2022, and subject to the conditions of CEQR Declaration E-678, Borough of Queens, Community District 8.

Please feel free to contact me at [AHuh@council.nyc.gov](mailto:AHuh@council.nyc.gov) if you or your staff have any questions in this regard.

Sincerely,



.....  
Arthur Huh,  
Deputy General Counsel

AH:sfm

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