

CITY COUNCIL  
LAND USE DIVISION

2019 OCT 15 P 3:10



October 15, 2019  
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CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

October 17, 2019

City Council  
City Hall  
New York, NY 10007

Re: 38<sup>th</sup> Street – 35<sup>th</sup> Avenue Rezoning  
N 180037 ZRQ  
C 180036 ZMQ  
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 11, 2019, from the City Council regarding the proposed modification to the above-referenced applications submitted by Empire MG Properties, LLC for a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing area. City Council recommends a modification to the MIH Program applicable to this site from Option 2 to Option 1.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on October 17, 2019, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

A handwritten signature in blue ink that reads "Marisa Lago".

Marisa Lago

c: J. Young                      D. DeCerro                      J. Chen                      J. Mangin  
A. Laremont                      S. Amron                      R. Singer                      H. Marcus

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> 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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October 11, 2019

Honorable Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Application No.: N 180037 ZRQ (Pre. L.U. No. 539)**  
**Related Application No.: C 180036 ZMQ (Pre. L.U. No. 538)**

**38<sup>th</sup> Street – 35<sup>th</sup> Avenue Rezoning**

Dear Chair Lago:

On October 10, 2019 the Land Use Committee of the City Council, by a vote of 14-1-0 for Application N **180037 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.

\* \* \*

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

\* \* \*

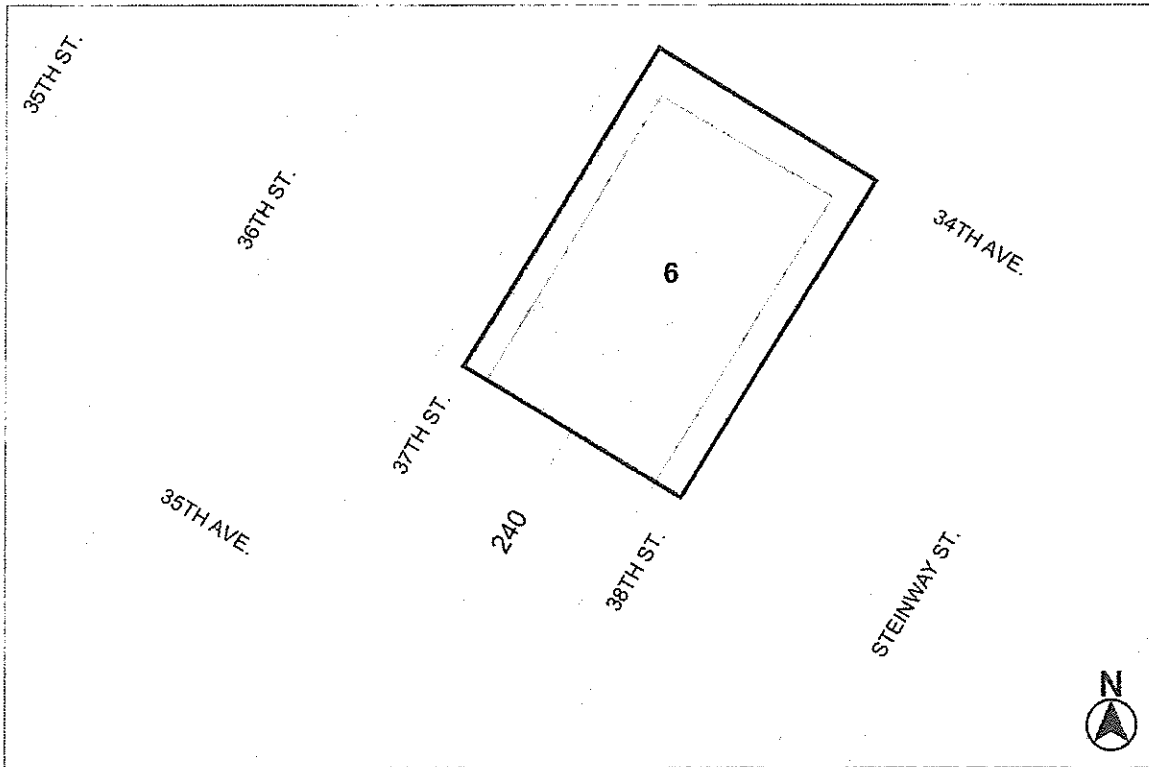
**QUEENS**


\* \* \*

Queens Community District 1

\* \* \*

Map 6 - [date of adoption]




 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 6 – [date of adoption] – MIH Program ~~Option 2~~ Option 1

Honorable Marisa Lago, Chair  
Application No.: N 180037 ZRQ (Pre. L.U. No. 539)  
October 11, 2019  
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Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in this regard.

Sincerely,

  
Julie Lubin,  
General Counsel

JL:mcs

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

- 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
- Arthur Huh, Assistant General Counsel
- John Douglas, Project Manager
- Susan Amron, Esq., DCP
- Danielle J. DeCerbo, DCP
- File