



Legislation Details (With Text)

**File #:** Res 0218-2022      **Version:** \*      **Name:** LU 39 - Zoning, 146-93 Guy Brewer Boulevard Rezoning, Queens (C 200246 ZMQ)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 6/2/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 200246 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 39).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, 2. Hearing Testimony - Zoning 4-12-22, 3. April 14, 2022 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 4-14-22, 5. Minutes of the Stated Meeting - April 14, 2022, 6. Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, 7. June 2, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 6-2-22, 9. Minutes of the Stated Meeting - June 2, 2022, 10. City Planning Commission Approval Letter, 11. Res. No. 218, 12. Committee Report

Date	Ver.	Action By	Action	Result
5/12/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
6/2/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 218**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 200246 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 39).**

**By Council Members Salamanca and Riley**

WHEREAS, Ranbir, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b, changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-2 District, which in conjunction with the related action would facilitate the development of an eight-story mixed-use building with residential and commercial uses located at 146-93 Guy R. Brewer Boulevard in the Springfield Gardens neighborhood of Queens, Community District 13 (ULURP No. C 200246 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 8, 2022 its decision dated March 16, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200247 ZRQ (Pre. L.U. No. 40), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 12, 2022;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued November 1<sup>st</sup>, 2021 (CEQR No. 20DCP163Q) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-646) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-646) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 200246 ZMQ incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

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. 19b:

1. changing from an R3-2 District to an R6A5B District property bounded by a line 100 feet southerly of 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard; and
2. establishing within the proposed R6A5B District a C2-2 District bounded by 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-646, Borough of Queens, Community District 13.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on \_\_\_\_\_, 2022, on file in this office.

City Clerk, Clerk of The Council